

Graham Jahn  
Director City Planning  
City of Sydney  
GPO Box 1591  
Sydney 2001

Our ref: IRF22/2468

Dear Graham,

**Planning proposal (PP-2020-1110) to amend Sydney Local Environmental Plan 2012**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on May 2022 in respect of the planning proposal for additional building height to RL 117.87m and FSR of up to 12:1 above ground and 2:1 below ground at 757-763 George Street, Haymarket to facilitate redevelopment for commercial use including a hotel, retail and adaptive reuse of the Former Sutton Forest Meat building heritage item.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the EP&A Act 1.5 Site Specific Provisions and 4.5 Acid Sulfate Soils is justified in accordance with the terms of the Direction. No further approval is required in relation to the Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the EP&A Act Section 3.5 Development near Regulated Airfields and Defence Airfields. Council should ensure this occurs prior to public exhibition.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 31 March 2023. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment.

Should you have any enquiries about this matter, I have arranged for Kelly McKellar to assist you. Ms McKellar can be contacted on 8229 2868.

Yours sincerely

A handwritten signature in black ink, reading "LMcMahon". The signature is fluid and cursive, with a large initial "L" and "M".

**Louise McMahon**  
**Director**  
**Agile Planning and Programs**

Encl: Gateway determination