

21 March 2016

Our Ref: 2016/098028
File No: S114564

Ms Carolyn McNally
Secretary
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Wayne Williamson, Wayne.Williamson@planning.nsw.gov.au

Dear Ms McNally,

**Request for Gateway Determination - Planning Proposal: Sydney Local
Environmental Plan 2012 – 12-40 Rosebery Avenue and 108 Dalmeny Avenue,
Rosebery**

The Council of the City of Sydney on 29 February 2016 and the Central Sydney Planning Committee (CSPC) on 25 February 2016 resolved to approve a Planning Proposal for 12-40 Rosebery Avenue and 108 Dalmeny Avenue, Rosebery, for submission to the Greater Sydney Commission with a request for a Gateway Determination. The Planning Proposal seeks to amend height and floor space ratio controls for the subject site.

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (the Act) and the Department's guidelines 'A guide to preparing local environmental plans' and 'A guide to preparing planning proposals'.

Council also resolved on 29 February 2016 that a supporting draft amendment to *Sydney Development Control Plan 2012* be exhibited concurrently with the Planning Proposal. The development control plan contains public domain and built form controls to guide future development and is enclosed for your reference.

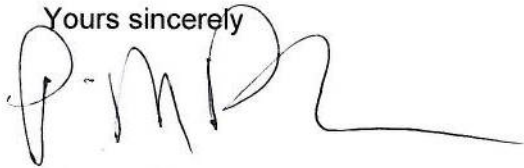
The following information is enclosed:

- the Council and CSPC resolutions;
- the officer's report to Council;
- the Planning Proposal, including appendices; and
- the draft amendment to *Sydney Development Control Plan 2012*.

The City requests a Gateway Determination in accordance with Section 56 of the Act and that the Gateway Determination is issued to require a 28 day public exhibition period. The City also seeks authority to exercise the delegation of the Greater Sydney Commission of all its functions under Section 59 of the Act to make the local environmental plan.

Should you wish to speak with a Council officer about any aspect of the Planning Proposal, please contact Tim Aldham, Specialist Planner, on 9246 7846 or at taldham@cityofsydney.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'P-M-B', followed by a long horizontal line extending to the right.

Monica Barone
Chief Executive Officer

Encl.