

24 September 2018

Our Ref: X008764  
File No: 2018/486879

Greater Sydney Commission  
C/- Ms Carolyn McNally  
Secretary  
NSW Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Attn: Kate Masters  
By email: [metrocbd@planning.nsw.gov.au](mailto:metrocbd@planning.nsw.gov.au); [kate.masters@planning.nsw.gov.au](mailto:kate.masters@planning.nsw.gov.au)

Dear Ms McNally

**Request for Gateway determination and delegation – Planning Proposal – Affordable Rental Housing Review – Green Square Town Centre - Sydney Local Environmental Plan (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013**

The Council of the City of Sydney on 17 September 2018, and the Central Sydney Planning Committee (CSPC) on 13 September 2018, resolved to approve Planning Proposal: Affordable Rental Housing Review – Green Square Town Centre (GSTC Planning Proposal), for submission to the Greater Sydney Commission with a request for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979* (the Act).

Copies of Council and CSPC resolutions, committee reports, GSTC Planning Proposal, draft affordable housing program and drafting instructions are enclosed.

The Planning Proposal has been prepared in accordance with Section 3.33 of the Act and the Department's guidelines 'A guide to preparing local environmental plans' and 'A guide to preparing planning proposals'.

The City requests a Gateway Determination on the Planning Proposal, in accordance with Section 3.34 of the Act.

The intent of the GSTC Planning Proposal is to address an omission in Planning Proposal: Affordable Rental Housing Review (original planning proposal), which was approved by Council and the CSPC on 17 September and 13 September 2018 respectively, to be made as a local environmental plan.

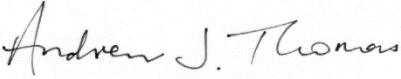
The GSTC Planning Proposal is to incorporate the new affordable housing provisions into the local environmental plans that apply to the Green Square Town Centre, that were unintentionally excluded from the original planning proposal.

It is noted that extensive public consultation was undertaken on the original planning proposal, incorporating newspaper advertisements and over 95,000 letters being

distributed to landowners, including those in the Green Square Town Centre. The City therefore requests that the Gateway Determination for the GSTC Planning Proposal be issued with no further requirement for public consultation.

The City looks forward to working with you to progress this Planning Proposal. Should you wish to speak to a council officer about any aspect of the Planning Proposal, please contact Christina Heather, Specialist Planner - Strategic, on 9288 5945 or at [cheather@cityofsydney.nsw.gov.au](mailto:cheather@cityofsydney.nsw.gov.au).

Yours sincerely



**Andrew Thomas**

Executive Manager Strategic Planning and Urban Design

*Encl.*

1. *planning proposal*
2. *affordable housing program*
3. *drafting instructions*
4. *CWH letter*
5. *Council and CSPC resolutions*
6. *Committee report*