

11 September 2019

Our Ref: 2019/454801

File No: X023484

Mr Jim Betts

Secretary

Department of Planning and Industry

GPO Box 39

Sydney NSW 2001

Attention: Kate Masters

By email: metrocbd@planning.nsw.gov.au, Kate.Masters@planning.nsw.gov.au,
Emma.Hitchens@planning.nsw.gov.au

Dear Jim

**Request for Gateway determination and delegation
Heritage listing 82-84 Dixon Street, Haymarket**

The Council of the City of Sydney on 9 September 2019, and the Central Sydney Planning Committee (CSPC) on 5 September 2019, resolved to approve a Planning Proposal for heritage listing 82-84 Dixon Street, Haymarket, for submission to the Department of Planning Industry and Environment 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 report and the Planning Proposal 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 City also seeks authority to exercise the delegation of the Greater Sydney Commission of all their functions under section 3.36 of the Act to make the local environmental plan.

The City asks you to treat this planning proposal as urgent and to provide the gateway determination within 4 weeks, as the site is subject to an Interim Heritage Order (IHO) due to lapse on 22 March 2020.

The IHO was made under the Heritage Act 1977 on 22 March 2019, to enable the Council to investigate the listing and significance of the building within 12 months. Council needs to exhibit and complete the LEP before the IHO lapses in March 2020, otherwise the building will have no statutory heritage listing. No extension or further IHO can be made for this site once it lapses. The City is keen to resolve the listing status as quickly as possible to give the owner certainty within the 12-month's timeframe set by the IHO.

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 Claudine Loffi on (02) 9246 7683 or at cloffi@cityofsydney.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ben Pechey', with a long horizontal flourish extending to the right.

Ben Pechey

A/Executive Manager Strategic Planning and Urban Design

Encl.

1. *Committee report & Information Relevant To*
2. *Planning proposal - Heritage Listing 82-84 Dixon Street, Haymarket*
3. *Heritage Assessment, Inventory & Contents Catalogue*
4. *Council and CSPC resolutions*