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5 January 2015

Our Ref: 2014/549894
File No: S113327

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 - 904 Bourke Street, Zetland**

The Council of the City of Sydney on 9 December 2014 and the Central Sydney Planning Committee (CSPC) on 4 December 2014 resolved to approve a planning proposal for 904 Bourke Street, Zetland, for submission to the Minister for Planning 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'.

The following information is enclosed:

- the Planning Proposal, including appendices;
- the Council and CSPC resolutions;
- the officer's report to Council; and
- a draft amendment to *Sydney Development Control Plan 2012* which contains supporting public domain and built form controls to guide future development on the subject site.

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 exhibition period.

As with previous Planning Proposals, the City also seeks to exercise the delegation of the Minister for Planning of all of her functions under Section 59 of the Act to make the local environmental plan.

city of villages

Should you wish to speak with a Council officer about any aspect of the Planning Proposal, please contact Lila Contziu, Manager Green Square and Major Projects, on 9246 7569 or at lcontziu@cityofsydney.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'PMB', followed by a long, sweeping horizontal line.

Monica Barone
Chief Executive Officer

Encl.