

15 December 2016

Our Ref: 2016/657909
File No: S114074

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

Attention: Wayne Williamson
By email: Wayne.Williamson@planning.nsw.gov.au
metrocbd@planning.nsw.gov.au

Dear Ms McNally,

**Request for Gateway Determination –Planning Proposal: Danks Street South
Precinct, Waterloo**

The Council of the City of Sydney on 12 December 2016 and the Central Sydney Planning Committee (CSPC) on 8 December 2016 resolved to approve a Planning Proposal for the Danks Street South Precinct, Waterloo, for submission to the Greater Sydney Commission with a request for a Gateway Determination.

The Planning Proposal seeks to amend *Sydney Local Environmental Plan 2012* including amendments to:

- maximum height controls for the precinct
- include a clause to clarify that the land identified for arterial road reservation is not included in the calculation of site area on the sites at 903-921 Bourke Street and 230-234 McEvoy Street
- include a clause to specify that a building demonstrating design excellence is eligible for additional building height only, and not for additional FSR.

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:

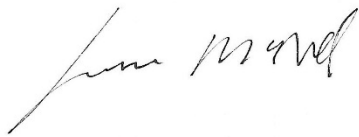
- the Planning Proposal, including the Danks Street South Urban Design Study
- the Council and CSPC resolutions
- the officer's report to Council

- a draft amendment to *Sydney Development Control Plan 2012* which contains precinct specific supporting public domain and built form controls to guide future development.

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.

The City also seeks 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 John Davies, Specialist Planner, on 9246 9873 or at jodavies@cityofsydney.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jesse McNicoll', written in a cursive style.

Jesse McNicoll

A/Executive Manager, Strategic Planning and Urban Design

Encl.