



Ms Monica Barone
Chief Executive Officer
City of Sydney
GPO Box 1591
Sydney NSW 2001

15/09987

Dear Ms Barone

Planning Proposal to amend Sydney Local Environmental Plan 2012

I refer to Council's letter requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in respect of the planning proposal to amend the Sydney Local Environmental Plan 2012. The proposal seeks to appropriately redistribute built form and floor space within the Alfred, Pitt, Dalley and George Streets, Sydney (APDG block).

As a delegate of the Minister for Planning, I have determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have not agreed to the inconsistency with Section 117 Direction 3.5 Development Near Licenced Aerodromes. Council will need to seek the approval of the Secretary of the Department of Planning and Environment (or delegate) for this inconsistency prior to the plan being finalised.

The Minister delegated plan making powers to councils in October 2012. It is noted that Council has accepted this delegation. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending LEP is to be finalised within 12 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to the Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment for administrative purposes.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

If you have any further enquiries about this matter, I have arranged for Mr Wayne Williamson of the Department of Planning and Environment to assist you. Mr Williamson can be contacted on telephone number (02) 9228 6585.

Yours sincerely



Lee Mulvey
Director, Metropolitan (CBD)
Planning Services

Encl. – Gateway determination