

Monica Barone  
Chief Executive Officer  
City of Sydney Council  
GPO 1591  
SYDNEY 2001

Dear Ms Barone

**Sydney Local Environmental Plan 2012 (Amendment No 75)**

I refer to the proposal to amend Sydney Local Environmental Plan 2012 for 600-660 Elizabeth Street, Redfern to increase the maximum building height and floor space ratio for new residential buildings with affordable housing, market housing and community facility floor space.

I am pleased to advise that as delegate for the Minister for Planning, I have made the plan under section 3.36(2)(a) of *the Environmental Planning and Assessment Act 1979*, and under section 3.24(5) it will take effect when published on the NSW Legislation website.

The planning proposal has been finalised with amendments to the exhibited proposal in relation to the requirement for social and affordable rental housing. The LEP includes a site-specific requirement for at least 30% of the gross floor area (GFA) used for the purposes of residential accommodation to be used for affordable housing.

I note Council's proposal specified a percentage of social and affordable rental housing to be required on site. I have carefully considered Council's position and determined that the proposal secures significant public benefit for the local community through provision for a 3,500sqm community facility space. This, in addition to requiring at least 30% affordable housing, will deliver substantial public benefits and I consider also requiring an additional 7.5% affordable housing to be unreasonable in this instance.

The Design Guide prepared by Council for the site has been concurrently endorsed by the Planning Secretary. This will ensure more detailed provisions will be considered in the preparation and assessment of future development applications (DAs) for the site. The Department has amended the guide to ensure it provides appropriate guidance. In addition to minor changes, this includes removal of the requirement for the new community facility to be constructed prior to the PCYC being demolished, as this would adversely impact the efficiency and cost of remediation

works and basement construction. The site specific LEP provision appropriately addresses the delivery of the community facility floor space.

I would like to thank Council for their ongoing commitment and work in making this amendment.

Should you have any enquiries about this matter, I have arranged for Ms Emily Dickson to assist you. Ms Dickson can be contacted on 8275 1032.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. McDonald', is positioned above the typed name.

16 February 2022

Malcolm McDonald  
Executive Director, Eastern City  
Strategic Land Use Planning