

12 December 2014

Our Ref: 2014/553675
File No: S114123

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 - 65-79 Sussex Street, Sydney**

The Council of the City of Sydney on 8 December 2014 and the Central Sydney Planning Committee (CSPC) on 4 December 2014 resolved to approve a planning proposal for 65-79 Sussex Street, Sydney, for submission to the Minister for Planning with a request for a Gateway Determination. The Planning Proposal seeks to amend height controls for the subject site.

Copies of Council and CSPC resolutions and committee reports are enclosed.

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'.

Please note that Council resolved on 8 December 2014 that the draft amendment to *Sydney Development Control Plan 2012* be exhibited concurrently with the Planning Proposal. A copy of this draft amendment is enclosed.

The City requests a Gateway Determination in accordance with Section 56 of the Act and that the Gateway Determination is issued requiring a 28 day exhibition period.

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

The City looks forward to working with you to progress this Planning Proposal.

Should you wish to speak with a Council officer about any aspect of the Planning Proposal, please contact Paul Manning, Specialist Planner on 9246 9342 or at pmanning@cityofsydney.nsw.gov.au.

Yours sincerely



Monica Barone
Chief Executive Officer

Encl.

1. *Council Resolution - Planning Proposal – Sydney Local Environmental Plan 2012 – 65-79 Sussex Street, Sydney*
2. *CSPC Resolution - Planning Proposal - Sydney Local Environmental Plan 2012 – 65-79 Sussex Street, Sydney*
3. *Planning Report - Planning & Development Committee - 2 December 2014*
4. *Planning Report - Central Sydney Planning Committee - 4 December 2014*
5. *Planning Proposal: 65-79 Sussex Street, Sydney (electronic version provided including Appendices A to E)*
6. *Draft Amendment – Sydney Development Control Plan 2012 (contains supporting built form controls to guide future development on the subject site)*