



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

17/07325

*Carolyn*  
Dear Ms McNally

**Planning Proposal to amend Sydney Local Environmental Plan 2012**

I am writing further to your appointment as Relevant Planning Authority on 25 May 2017 and the subsequent request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* in respect of the Sydney Metro Martin Place Station Precinct Planning Proposal.

As delegate of the Greater Sydney Commission, I have now determined the Planning Proposal should proceed subject to the conditions in the attached Gateway determination.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway determination. You should aim to commence the exhibition of the Planning Proposal as soon as possible. The request to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

Should you have any queries in regard to this matter, I have arranged for Mr Wayne Williamson of the Department's Sydney Region East team to assist you. Mr Williamson can be contacted on (02) 9274 6585.

Yours sincerely

  
**Stephen Murray** *20 July 2017*  
Acting Deputy Secretary  
Planning Services

Encl:  
Gateway Determination

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

17/07325

Dear Ms Barone

**Planning Proposal to amend Sydney Local Environmental Plan 2012**

I am writing in regard to the request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* by the Secretary of the Department of Planning and Environment as the Relevant Planning Authority for the Sydney Metro Martin Place Station Precinct Planning Proposal.

As delegate of the Greater Sydney Commission, I have now determined the Planning Proposal should proceed subject to the conditions in the attached Gateway determination.

Assessment of the proposal at the Gateway identified the need for the urban design study and Planning Proposal to be revised to:

- provide further justification for why the proposal would create a better design outcome than the current planning controls.
- how the proposal will protect and enhance Martin Place's civic and ceremonial functions;
- how the proposal will protect and enhance pedestrian amenity, heritage, existing sunlight and wind conditions, important vistas including view of the sky and building scale for Martin Place, Elizabeth Street, Hunter Street, Castlereagh St, as well as Richard Johnson and Chifley Squares; and
- address the recommendations of the *Martin Place, area of special significance : proposal for Urban Design Development Controls (1993)* prepared by Denton Corker Marshall Pty Ltd for the City of Sydney Council.

I have advised the proponent that this work should be undertaken in consultation with the City of Sydney Council and the NSW Government Architect.

Should you have any queries in regard to this matter, I have arranged for Mr Wayne Williamson of the Department's Sydney Region East team to assist you. Mr Williamson can be contacted on (02) 9274 6585.

Yours sincerely

  
Stephen Murray  
Acting Deputy Secretary  
Planning Services

20 July 2017

Encl: Gateway Determination

Ms Julie Bindon  
Founding Director  
JBA Urban Planning  
173 Sussex Street  
SYDNEY NSW 2000

17/07325

*Julie*  
Dear Ms Bindon

**Planning Proposal to amend Sydney Local Environmental Plan 2012**

I am writing in regard to the request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* by the Secretary of the Department of Planning and Environment as the Relevant Planning Authority for the Sydney Metro Martin Place Station Precinct Planning Proposal.

As delegate of the Greater Sydney Commission, I have now determined the Planning Proposal should proceed subject to the conditions in the attached Gateway determination.

Assessment of the proposal at the Gateway identified the need for the urban design study and Planning Proposal to be revised to:

- provide further justification for why the proposal would create a better design outcome than the current planning controls.
- how the proposal will protect and enhance Martin Place's civic and ceremonial functions;
- how the proposal will protect and enhance pedestrian amenity, heritage, existing sunlight and wind conditions, important vistas including view of the sky and building scale for Martin Place, Elizabeth Street, Hunter Street, Castlereagh St, as well as Richard Johnson and Chifley Squares; and
- address the recommendations of the *Martin Place, area of special significance : proposal for Urban Design Development Controls (1993)* prepared by Denton Corker Marshall Pty Ltd for the City of Sydney Council.

This work should be undertaken in consultation with the City of Sydney Council and the NSW Government Architect.

Should you have any queries in regard to this matter, I have arranged for Mr Wayne Williamson of the Department's regional office to assist you. Mr Williamson can be contacted on (02) 9274 6585.

Yours sincerely

  
**Stephen Murray** 20 July 2017  
**Acting Deputy Secretary**  
**Planning Services**

Encl: Gateway Determination

## Gateway Determination

**Planning Proposal (Department Ref: PP\_2017\_SYDNE\_007\_00): for the Sydney Metro Martin Place Station Precinct.**

I, the Acting Deputy Secretary, Planning Services at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Sydney Local Environmental Plan (LEP) 2012 should proceed subject to the following conditions:

1. Prior to community consultation, the urban design study and Planning Proposal are to be revised to:
  - (a) provide further justification for why the proposal would create a better design outcome than the current planning controls.
  - (b) how the proposal will protect and enhance Martin Place's civic and ceremonial functions;
  - (c) how the proposal will protect and enhance pedestrian amenity, heritage, existing sunlight and wind conditions, important vistas including view of the sky and building scale for Martin Place, Elizabeth Street, Hunter Street, Castlereagh St, as well as Richard Johnson and Chifley Squares; and
  - (d) address the recommendations of the *Martin Place, area of special significance : proposal for Urban Design Development Controls (1993)* prepared by Denton Corker Marshall Pty Ltd for the City of Sydney Council.

The revised urban design study and Planning Proposal must be submitted to the Department for review and approval.

2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
  - (a) the Planning Proposal must be made publicly available for a minimum of **28 days**; and
  - (b) the relevant planning authority must comply with the notice requirements for public exhibition of Planning Proposals and the specifications for material that must be made publicly available along with Planning Proposals as identified in section 5.5.2 of *A Guide to Preparing Local Environmental Plans* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant section 117 Directions:
  - Transport for NSW;
  - Office of the Government Architect;
  - Infrastructure NSW;

- Office of Environment & Heritage;
- Roads and Maritime Services;
- Department of Infrastructure and Regional Development;
- Sydney Airport Corporation;
- Civil Aviation Safety Authority;
- Airservices Australia;
- City of Sydney Council;
- The Greater Sydney Commission;
- Ausgrid; and
- Sydney Water.

Each public authority is to be provided with a copy of the Planning Proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 20<sup>th</sup> day of July 2017

  
**Stephen Murray**  
**Acting Deputy Secretary**  
**Planning Services**  
**Department of Planning and Environment**

**Delegate of the Greater Sydney Commission**