

## Gateway Determination

**Planning proposal (Department Ref: PP\_2014\_SYDNE\_006\_00):** to amend Sydney Local Environmental Plan 2012 (Sydney LEP 2012) to enable the redevelopment of 60 Martin Place, Sydney

I, the Director, Metropolitan Delivery at the Department Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to Sydney Local Environmental Plan (LEP) 2012 to enable the redevelopment of 60 Martin Place, Sydney, by increasing the building height limit and providing an exception to the sun access plane provisions for non-residential uses, should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
  - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013)* and 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 LEPs* (former *Department of Planning & Infrastructure 2013*).
2. Consultation is required under section 56(2)(d) of the EP&A Act with the:
  - Office of Environment and Heritage;
  - Transport for NSW;
  - Sydney Water; and
  - Ausgrid.

Public authorities are 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. The planning proposal should respond to this consultation.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
4. The planning proposal and supporting technical documentation be revised prior to public exhibition in accordance with the Central Sydney Planning Committee resolution on 11 September 2014.



5. That drawings explaining and justifying the Development Control Plan envelope for the cantilever and its relationship with St Stephen's Church be included in the planning proposal and supporting technical documentation prior to public exhibition.
6. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 10th day of November 2014.

  
**Director  
Metropolitan Delivery (CBD)  
Planning Services  
Department Planning and Environment  
Delegate of the Minister for Planning**