



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

Dear Ms Barone,

Planning proposal PP-2021-3542 to amend Sydney Local Environmental Plan 2012

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend the Sydney Local Environmental Plan 2012 to reposition the Oxford Street Corridor as a vibrant cultural and creative precinct.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction 2.6 Remediation of Contaminated Land and 6.3 Site Specific Provisions. I have conditioned the Gateway determination to require further justification for the inconsistency with the section 9.1 Directions. This is to be satisfied prior to public exhibition.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway determination for Council to be the local plan-making authority due to the complexity of the amendment and the inconsistency with section 9.1 Directions.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Mary Su, Senior Planning Officer, to assist you. Ms Su can be contacted on 02 9373 2807.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'M. McDonald', with a stylized flourish at the end.

6 July 2021

Malcom McDonald
Executive Director, Eastern Harbour City
Greater Sydney, Place & Infrastructure

Encl: Gateway determination