



Final Due Date: [55444632333136](#)

Correspondent:

Subject: 133-145 Castlereagh Street

Signatory: Director, Eastern Harbour City, City of Sydney

Drafted by: Joseph Burraston

	Name	Approved
Director, Eastern Harbour City, City of Sydney	David McNamara	12.08.2021

PGS Comments:



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 facilitate proposed development outcomes for the 133-145 Castlereagh site.

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.

In addition to the conditions of the Gateway the Department recommends that prior to exhibition Council update the proposal to include further information on the strategy to remove the two sky bridges on Pitt and Castlereagh St, in particular how subsequent works and repairs to the neighbouring buildings connected to the skybridge will be undertaken and managed.

The Department also recommend that following exhibition further consideration and information is provided on the following matters, including:

- outlining the intended/preferred outcomes of the management plan for car parking including how car spaces will be used when not required for Uniting Church uses.
- exploring opportunities to allow flexibility and adaptability of the basement car park design to accommodate alternate uses should car parking demand on the site decrease in the future
- further investigating the potential impacts of the operational Pitt Street Sydney Metro station on the pedestrian comfort levels to demonstrate that the proposed public domain upgrades will accommodate anticipated future pedestrian capacity.

The Department recommend that consultation is undertaken with the relevant stakeholders for the issues listed above and are also provided to the Department for review.

I have considered Council's request and have determined for Council to be the local plan-making authority due to the alignment of the proposed amendments to State and local strategic planning objectives and the consistency with relevant 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 Joe Burraston, Senior Planning Officer, to assist you. Mr Burraston can be contacted on 02 8289 6964.

Yours sincerely,



11 August 2021

David McNamara
Director, Eastern Harbour City, City of Sydney
Greater Sydney, Place & Infrastructure

Encl: Gateway determination