



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

Dear Ms Barone,

Planning proposal PP-2021-4262 to amend Sydney Local Environmental Plan (Green Square Town Centre) 2013

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 (Green Square Town Centre) 2013 to enable additional non-residential land uses and increase height for a skybridge at 377-495 Botany Road and 960A Bourke Street, Zetland.

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.

The Gateway assessment determined that the proposal meets the objectives of the section 9.1 direction 4.3 Flooding. However, the planning proposal may benefit from the introduction of more information about evacuation routes. This would provide further clarity as to how the impacts of the proposal can be appropriately managed.

I have considered Council's request and 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.

I acknowledge and support Council's ambition to finalise the amending local environmental plan (LEP) in 6 months. The Department has increased the timeframes for finalisation as a buffer to account for any unexpected delays and requests the amending 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 to draft and finalise the LEP should be made at least 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 Emily Dickson, Senior Planning Officer, to assist you and can be contacted on 02 8275 1032.

Yours sincerely,



25 November 2021

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

Encl: Gateway determination