

Ms Monica Barone  
General Manager  
City of Sydney Council  
GPO Box 1591  
SYDNEY NSW 2000

IRF22/3558

Dear Ms Barone

**Planning proposal PP-2022-867 to amend Sydney Local Environmental Plan 2012**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 16 June 2022 in respect of the planning proposal to facilitate the integrated development of two commercial towers over the imminent Hunter Street Sydney Metro Station site.

As delegate of the Minister for Planning and Homes, I have 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 relevant applicable directions of the Minister under section 9.1 of the EP&A Act 5.3 Development Near Regulated Airports and Defence Airfields. Council should ensure this occurs before or during public exhibition.

I have determined not to authorise Council to be the local plan-making authority as the planning proposal pertains to land located in an area of regional significance and future development at the sites are to be integrated with critical state significant infrastructure.

The amending local environmental plan (LEP) is to be finalised on or before 12 months from 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 and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. This proposal is considered a standard proposal. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Mr Aaron Nangle to assist you. Mr Nangle can be contacted on 9373 2867.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Katie Joyner', written on a light blue background.

**Katie Joyner**  
**Director, Eastern District City of Sydney**  
**Eastern Harbour City**

Encl: Gateway determination