

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

Our ref: IRF24/505

Dear Ms Barone

Planning proposal PP-2024-27 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 9 January 2024 in respect of the planning proposal to introduce a local provision into the Sydney Local Environmental Plan 2012 to minimise the loss of diverse housing stock resulting from the consolidation of existing dwellings, or the demolition of existing dwellings for the construction of new dwellings.

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

Should the additional analysis required by the Gateway conditions result in a need to change the proposed provisions in the planning proposal, Council is to forward an amended planning proposal to the Minister under s 3.35(2) of the Act.

I have determined not to authorise Council to be the local plan-making authority for the following reason:

- The planning proposal proposes a new provision that is not contained in the Standard Instrument and the planning proposal is considered complex.

The amending local environmental plan (LEP) is to be finalised on or before 28 March 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

Should you have any enquiries about this matter, I have arranged for Ellen Shannon to assist you who can be contacted on 02 8275 1834.

Yours sincerely



Laura Locke
A/Executive Director, Metro East and South
Planning, Land Use and Housing
Department of Planning, Land Use and Infrastructure
Encl: Gateway determination