

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

Our ref: IRF24/1483

Dear Ms Barone,

Planning proposal PP-2024-376 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 EP&A Act), which seeks to amend the planning controls for land in Ultimo and Pyrmont to facilitate development consistent with the Pyrmont Peninsula Place Strategy, including 1,150 new homes and 6,000 new jobs.

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.

I have also agreed, as delegate of the Secretary, that the inconsistency of the planning proposal with the following applicable directions of the Minister under section 9.1 of the EP&A Act is justified in relation to Direction 1.4 Site Specific Provisions; and 4.5 Acid Sulfate Soils.

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, 1.15 Implementation of the Pyrmont Peninsula Place Strategy; 4.1 Flooding; 4.2 Coastal Management; 4.4 Remediation of Contaminated Land; 5.3 Development Near Regulated Airports and Defence Airfields; 6.1 Residential Zones; and 7.1 Employment Zones. Council should ensure this occurs prior to the LEP being made.

I have determined not to authorise Council to be the local plan-making authority given the number of unresolved matters, and the need for the Department to coordinate the implementation of the Place Strategy.

The amending local environmental plan (LEP) is to be finalised on or before 13 May 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.

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* (August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses.

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 Tom Atkinson (A/Manager – North, East and Central Coast) to assist you. He can be contacted on 9373 2816.

Yours sincerely



15/7/2024

Daniel Thompson
A/Executive Director, Local Planning & Council Support
Planning, Land Use Strategy, Housing and Infrastructure

Encl: Gateway determination