

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

Dear Ms Barone,

**Planning proposal PP-2024-497 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) in respect of the planning proposal to introduce new provisions for build-to-rent and co-living housing in Central Sydney

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, the inconsistency of the planning proposal with section 9.1 Direction 4.5 Acid Sulfate Soils is justified in accordance with the terms of the Direction.

I have determined not to authorise Council to be the local plan-making authority because the planning proposal seeks to alter the application of *State Environmental Planning Policy (Housing) 2021*.

The amending local environmental plan (LEP) is to be finalised on or before 2 September 2024.

Should you have any enquiries about this matter, I have arranged for Tom Atkinson (A/Manager, City of Sydney and Eastern District) to assist you. He can be contacted on 9373 2816.

Yours sincerely



**Laura Locke**  
**Acting Executive Director, Metro East and South**  
**Planning, Land Use Strategy and Housing**

Encl: Gateway determination