

Department of Planning, Housing and Infrastructure

Our ref: IRF24/2066

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

8 October 2024

Subject: Planning proposal **PP-2024-709** to amend various environmental planning instruments applying to the City of Sydney

Dear Ms Barone

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 make various policy and housekeeping amendments to *Sydney Local Environmental Plan 2012*, *Sydney Local Environmental Plan (Green Square Town Centre) 2013* and *Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013*. It also seeks to transfer the planning controls for various sites across the Sydney local government area (LGA) from ‘legacy’ LEPs and *State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021* (the Eastern Harbour City SEPP) into the Sydney LEP 2012.

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 directions of the Minister under section 9.1 of the EP&A Act is justified in relation to Direction 4.5 Acid Sulfate Soils.

I have determined not to authorise Council to be the local plan-making authority given the nature of the planning proposal, the number of unresolved matters, and the need for the Department to coordinate amendments to the Eastern Harbour City SEPP.

The amending LEP is to be finalised on or before 28 November 2025. Council should aim to

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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 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 Emma Hitchens (Manager – North, East and Central Coast) to assist you. She can be contacted on 9274 6434.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Madeleine Thomas".

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

Encl: Gateway determination