

Attachment F

**Gateway determination
dated 27 January 2026**

Gateway Determination

Planning proposal (Department Ref: PP-PP-2025-550): To amend the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) to enable an increased floor space ratio (FSR) and an increased maximum building height for development at 150 Day Street Sydney which includes the retention of the existing structure, commits to design excellence and protects amenity by preventing additional overshadowing to key public spaces and provides a comfortable and safe wind environment.

I, the A/Director, Local Planning (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Sydney Local Environmental Plan 2012 to enable increased maximum building height and increased floor space ratio for development at 150 Day Street should proceed subject to the following.

The LEP should be completed on or before 6 November 2026.

Gateway Conditions

1. Prior to community consultation, the Flood Impact Risk Assessment is to be updated to include additional information on Shelter in Place provisions.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).

The draft contributions plan for 150 Day Street is to be exhibited at the same time and in the same way as the planning proposal (as far as practicable).

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act (or any other part of the Act) and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - Department of Climate Change, Energy, the Environment and Water
 - Transport for NSW
 - Ausgrid
 - Sydney Water

- State Emergency Service

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 27 January 2026



Eleanor Robertson
A/Director Local Planning (North, East
and Central Coast)
Department of Planning, Housing and
Infrastructure
Delegate of the Minister for Planning and
Public Spaces