

Attachment A

**Correspondence from the Minister for
Planning and Public Spaces to the Lord
Mayor regarding the Central Sydney
Planning Strategy**



The Hon. Rob Stokes MP
Minister for Planning and Public Spaces

Councillor Clover Moore
Lord Mayor
City of Sydney Council
GPO Box 1591
SYDNEY NSW 2001

Dear Lord Mayor *Clover,*

I am pleased to write to you regarding work recently undertaken to progress the draft Central Sydney Planning Strategy and accompanying planning proposal (draft planning proposal) which will guide central Sydney's commercial, residential and recreational future.

Resolution of the planning proposal is critical to enabling central Sydney to deliver more jobs and growth while protecting the city's heritage and public places. Resolution of the Strategy will provide the Council of the City of Sydney (Council) with certainty to progress City Plan 2036, its local strategic planning statement.

I understand that staff from the Council and the Department of Planning, Industry and Environment (the Department) have worked closely together to resolve outstanding matters on the draft planning proposal and Strategy. I understand that in principle agreement has been reached to progress the draft planning proposal with the following amendments:

- removal of the proposed 50% cap on residential accommodation, and instead remove the existing residential accommodation bonus in the local environmental plan;
- replacement of the proposed site-specific planning proposal process with an additional design excellence pathway in four mapped tower cluster areas of central Sydney, that allows for up to 50% additional floor space where development demonstrates design excellence; and
- removal of the provision relating to development contributions and instead prepare a development contributions plan under section 7.12 of the *Environmental Planning and Assessment Act 1979*, including appropriate contributions to help fund the delivery of new public infrastructure.

If Council is prepared to resolve amendments to the draft planning proposal consistent with this approach, the Department will be able to progress an expedited Gateway Determination that allows the exhibition of the new planning framework, included the updated draft Strategy, as soon as possible.

I understand that the *City of Sydney Act 1998* requires the amended planning proposal to return to a meeting of the Central Sydney Planning Committee prior to it being exhibited. Following this, I understand that the draft Strategy and planning proposal will be put on exhibition early next year.

Progress on the draft planning proposal and draft Strategy has been made through a positive and collaborative working relationship between the NSW Government and Council, and I look forward to continuing this approach. To maintain momentum, it is important that

the amended draft Strategy and planning proposal are placed on exhibition as soon as possible.

Should you have any further questions in relation to this matter, please contact Mr Brett Whitworth, Deputy Secretary, Greater Sydney, Place and Infrastructure, at the Department of Planning, Industry and Environment on 9274 6245.

Thank you again for your support and collaboration on this project.

Yours sincerely

A handwritten signature in blue ink that reads "Rob Stokes". The signature is written in a cursive, flowing style.

The Hon. Rob Stokes MP
Minister for Planning and Public Spaces