

# **Attachment B**

**Response from the Lord Mayor to the  
Minister for Planning and Public Spaces**



THE LORD MAYOR OF SYDNEY  
**CLOVER MOORE**

6 December 2019

The Hon. Rob Stokes MP  
Minister for Planning and Public Spaces  
GPO Box 5341  
Sydney NSW 2001

Dear Minister

### **Central Sydney Planning Strategy**

I was pleased to receive your letter regarding the progress of the draft Central Sydney Planning Strategy and associated Planning Proposal.

The draft Strategy and Planning Proposal is important for delivering the NSW Government's and the City's strategic directions for a competitive Global Sydney as described in our respective strategic plans. The Planning Proposal provides for employment growth, while ensuring high quality public spaces and places that encourage people to work, visit and invest in the city centre.

I am encouraged by the collaboration between staff at the Department of Planning, Industry and Environment and the City to progress this vital planning work. I understand an approach to an updated planning proposal has been developed and agreed in principle in order to progress the Planning Proposal and draft Strategy.

I would support the three amendments set out in your letter which are:

- removal of the proposed 50 per cent 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 per cent 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.

I look forward to presenting an amended planning proposal to both Council and the Central Sydney Planning Committee for their consideration at the first meetings of 2020. Subject to their endorsement the City will forward the planning proposal to the Department, requesting an expedited gateway determination to enable public exhibition.

The City will also prepare a draft development contributions plan, supported by changes to the *Environmental Planning and Assessment Regulation 2000*. The draft plan will also be considered by Council in 2020 and, subject to endorsement, exhibited alongside the planning proposal and draft Strategy.

I look forward to continuing our productive and collaborative approach to deliver a new planning framework for Australia's global city centre.

If you would like to speak with a Council officer about the Central Sydney Planning Strategy, you can contact Graham Jahn, Director City Planning, Development and Transport on 9265 9333 or at [gjahn@cityofsydney.nsw.gov.au](mailto:gjahn@cityofsydney.nsw.gov.au).

Yours sincerely



Clover Moore  
Lord Mayor of Sydney

