

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2017_BSIDE_007_00)

I, the Director, Sydney Region East at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 12 December 2017 for the proposed amendment to the Botany Bay Local Environmental Plan 2013 as follows:

1. Delete:

“condition 1”

and replace with:

new condition 1: “Prior to community consultation, the planning proposal is to be updated to:

- a) include a plain English explanation requirement for a site specific Development Control Plan;
- b) demonstrate consistency with the Greater Sydney Region Plan and the Eastern City District Plan;
- c) amend the explanation of the provisions to include the requirement of a minimum of 5,000 square metres of gross floor area for commercial premises and/or other permitted non-residential land uses;
- d) update the number of potential jobs to reflect the provision for an additional 5,000 square metres of permitted non-residential land uses, including those uses outlined in subclause (e) of condition 1;

- e) amend the explanation of the provisions to include commercial premises, serviced apartments and recreation facilities (indoor) as additional permitted uses for the site under Schedule 1 of Botany Bay LEP 2013;
- f) investigate and discuss with the proponent suitable affordable housing outcomes for the site;
- g) provide an updated Heritage Impact Statement that assesses the revised proposal;
- h) provide an updated Traffic Report that assesses the revised proposal and the additional permitted uses described in subclause (e) of condition 1;
- i) provide shadow diagrams based on maximum building heights proposed that clearly show the extent of potential overshadowing within the site and on adjoining land and development - including the existing building facades of development located to the south and east, and the Pagewood Green park south of the proposal site;
- j) identify and describe each of the proposed public open space areas to be provided and dedicated across the site; and
- k) provide an updated timeline outlining the anticipated time frame for the plan-making process."

2. Delete:

"condition 5"

And replace with:

new condition 5: "The time frame for completing the LEP is to be **12 months** following the date of the Alteration to the Gateway determination."

Dated 9th day of October 2018.



Amanda Harvey
Director, Sydney Region East
Planning Services
Department of Planning and
Environment

Delegate of the Greater Sydney
Commission