



Ms Meredith Wallace
Interim General Manager
Bayside Council
PO Box 21
ROCKDALE NSW 2216

16/09119

Dear Ms Wallace

I am writing in response to the former Botany Bay Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal to amend zoning and development controls for 11-13 Lord Street, Botany.

As delegate of the Greater Sydney Commission, I have now determined that the Planning Proposal does not have sufficient strategic or site specific merit to proceed to Gateway. A copy of the Gateway determination is enclosed. The key reasons for this decision are outlined below.

The planning proposal is considered to be inconsistent with the directions of *A Plan for Growing Sydney* relating to employment lands. The proposal will result in the loss of strategically located industrial and business zoned land in close proximity to key economic infrastructure, including Sydney Airport and Port Botany. The loss of these employment lands based on a site specific basis is not considered warranted without the support of a district wide analysis.

Further, inconsistencies with section 117 Direction 1.1 Business and Industrial Zones have not been justified. The proposal has not demonstrated the site cannot be used for alternative employment uses to the current warehouse use. Additionally, the proposal has not considered the impact the loss strategically located employment land would have on the operations of Sydney Airport and Port Botany.

The proposal may result in adverse amenity impacts associated with the extension of residential dwellings into an industrial precinct. The impact this would have on the surrounding industrial land uses, the operations of Sydney Airport, NSW Ports and the adjacent freight rail corridor and the Roads and Maritime Services (RMS) heavy vehicle testing facility located on the western boundary of the site has not been discussed.

The SGS Employment Centres Analysis (2016) commissioned by the Greater Sydney Commission identifies Lord Street as being part of the Port Botany employment precinct. The SGS report lists protection of Port Botany's function as an international gateway for freight and support port-related lands uses and infrastructure as its major challenge.

In February 2017, the proponent put forward a revised masterplan to include the north precinct of Lord Street, which proposed to:

- retain the residential component in the Lord Street south precinct as currently proposed;
- supply 'incubator' and 'generator' office spaces for future industries in the north precinct; and
- activate Lord Street with complimentary retail uses and increased employment floor space.

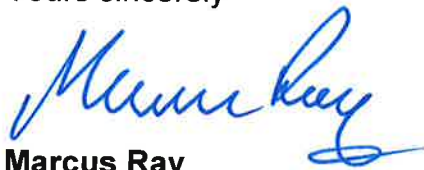
The revised masterplan suggests the north precinct may be redeveloped to increase the current employment floor space from 63,788 to 140,750 square metres.

Redevelopment of the Lord Street north precinct could accommodate approximately 5,760 office jobs and 256 warehouse jobs. This is a potential increase of 4,407 jobs from the current level.

Should Council and the proponent seek to pursue this option, a new Planning Proposal will be required to be prepared. I would recommend early discussion with the Greater Sydney Commission and the Department on this matter.

Should you have any queries in regard to this matter, I have arranged for Ms Sandy Chappel of the Department's Sydney Region East section to assist. Ms Chappel can be contacted on (02) 9274 6591.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

08/06/2017