

Gateway Determination

Planning Proposal (Department Ref: PP_2016_BOTAN_001_00): to amend zoning and development controls for 11-13 Lord Street, Botany.

I, Deputy Secretary, Planning Services at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Botany Bay Local Environmental Plan 2013 to amend zoning and development controls for 11-13 Lord Street, Botany, should not proceed for the following reasons:

1. The planning proposal is considered to be inconsistent with:
 - (a) the directions of *A Plan for Growing Sydney* relating to employment lands as it:
 - i. 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; and
 - ii. the loss of these employment lands based on a site specific basis is not considered warranted without the support of a district wide analysis;
 - (b) Section 117 Direction 1.1 Business and Industrial Zones as it:
 - i. has not demonstrated the site cannot be used for alternative employment uses to the current warehouse use;
 - ii. has not considered the impact the loss strategically located employment land would have on the operations of Sydney Airport and Port Botany, and
 - iii. will result in a net loss of employment land and jobs.
2. The proposal may result in adverse amenity impacts associated with the extension of residential dwellings into an industrial precinct and 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.

Dated 8th day of June 2017



Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission