

Gateway Determination

Planning proposal (Department Ref: PP-2021-4262): to amend the Sydney Local Environmental Plan (Green Square Town Centre) 2013 to support the 377-495 Botany Road and 960A Bourke Street, Zetland proposal.

I, the Director for Eastern Harbour City at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Sydney Local Environmental Plan (Green Square Town Centre) 2013 (LEP) to enable additional non-residential land uses and increase height for a skybridge at 377-495 Botany Road and 960A Bourke Street, Zetland, should proceed subject to the following conditions:

1. Prior to public exhibition the planning proposal is to be updated to:
 - a) Update the height of buildings map to clearly show the proposed amendments highlighted in red (or appropriate colour) and include the context of the surrounding area.
 - b) Include a table, within the planning proposal, that clearly demonstrates the:
 - i. Description of the relevant land(s) to be subject of the local provision,
 - ii. The proposed or amended local provision,
 - iii. The intent of the local provision,
 - iv. Indicative zoning under the employment zones reform,
 - v. Whether the local provision will still be required under the incoming employment zones.
2. Council is to exhibit the associated draft amendment to Green Square Development Control Plan 2012 concurrently with the Planning Proposal.
3. Consultation is required with the following public authorities:
 - a) Transport for NSW.
 - b) Relevant utility and service providers, including Sydney Water.
4. The planning proposal should be made available for community consultation for a minimum of 28 days.
5. The planning proposal must be exhibited within 6 months from the date of the Gateway determination.
6. The planning proposal must be reported to council for a final recommendation within 10 months from the date of the Gateway determination.

7. The timeframe for completing the LEP is to be within 12 months from the date of the Gateway determination.
8. Given the nature of the proposal, Council should be authorised to be the local plan-making authority.

Dated

Thursday 25 November 2021



David McNamara
Director, Eastern Harbour City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning and
Public Spaces