



New South Wales

State Environmental Planning Policy Amendment (Western Gateway Sub-precinct) 2021

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

ROB STOKES, MP
Minister for Planning and Public Spaces

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1 Name of Policy

This Policy is *State Environmental Planning Policy Amendment (Western Gateway Sub-precinct) 2021*.

2 Commencement

This Policy commences on the day on which it is published on the NSW legislation website.

3 Repeal of Policy

This Policy is repealed on the day following the day on which this Policy commences.

Schedule 1 Amendment of Sydney Local Environmental Plan 2012

[1] Clause 6.53 Western Gateway Sub-precinct

Omit “either or both” wherever occurring in clause 6.53(6) and (7).

Insert instead “1 or more”.

[2] Clause 6.53(6)(c)

Insert after clause 6.53(6)(b)—

- (c) the height of a building in Block C exceeding the maximum height shown for Block C on the Height of Buildings Map, but only if the height of the building will not exceed RL 211.9 metres.

[3] Clause 6.53(7)(c)

Insert after clause 6.53(7)(b)—

- (c) the floor space ratio for a building in Block C exceeding the maximum floor space ratio shown for Block C on the Floor Space Ratio Map, but only if the gross floor area of all buildings in Block C will not exceed 43,000 square metres.

[4] Clause 6.53(8A)

Insert after clause 6.53(8)—

- (8A) Development consent must not be granted for the erection of a building (the *new building*) on Block C above the existing Adina Hotel building (the *existing building*) unless the consent authority is satisfied that—
 - (a) the total gross floor area of the new building and the existing building will not be more than 41,000 square metres, and
 - (b) the building area of the new building at any height will not be more than 1,300 square metres, and
 - (c) the new building will have a setback of—
 - (i) at least 5 metres from the north east and south west corners of the existing building, and
 - (ii) at least 12 metres from a building on Block A, and
 - (d) the new building will not project more than 16 metres past the southern facade of the existing building.

[5] Clause 6.53(9)

Omit “or Block B”. Insert instead “, Block B or Block C”.

[6] Clause 6.53(10)

Insert in alphabetical order—

Block C means that part of the Western Gateway Sub-precinct identified as “Block C” on the Locality and Site Identification Map.

building area for a building means the floor area of a building as measured to the external face of the external walls.