

Gateway Determination

Planning proposal (Department Ref: PP-2024-574): 75-85 Crown Street and 116 Princes Highway, St Peters

I, the Director, Local Planning and Council Support (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, 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 Inner West Local Environmental Plan 2022 (IWLEP) to facilitate mixed-use uplift at 75-85 Crown Street and 116 Princes Highway, St Peters should proceed subject to the following.

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 19 June 2026.

Gateway Conditions

1. Prior to public exhibition, the planning proposal is to be updated to:
 - a. reflect the resolved amendments made by Council including:
 - i. an FSR of 4:1; and
 - ii. an affordable housing rate of 2%.
 - b. confirm the mechanism and arrangements to support the delivery of affordable housing.
 - c. reflect current key sites mapping.
 - d. include evidence of consultation which has occurred with TfNSW to date.
 - e. include an amendment to rezone the entirety of the site to MU1 mixed use zoning.
 - f. provide a project timeframe consistent with the conditions of this Gateway determination.
2. Prior to public exhibition, consultation must occur with Sydney Airport Corporation Limited and the Commonwealth Department of Infrastructure, Regional Development and Cities regarding consistency with s9.1 Direction 5.3. The planning proposal must also be updated with the outcomes of this consultation prior to community consultation.
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act (or any other part of the Act) and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - Airservices Australia

- Civil Aviation Safety Authority (CASA)
- Commonwealth Department of Infrastructure, Regional Development and Cities
- NSW Environmental Protection Authority (EPA)
- Sydney Airport Corporation Limited
- Relevant utility providers
- Transport for NSW

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 23 September 2025



Jazmin van Veen
Director, Local Planning (North, East and Central Coast)
Planning Land Use Strategy, Housing and Infrastructure
Department of Planning, Housing and Infrastructure

Delegate of the Minister for Planning and Public Spaces