

Mr Matthew Stewart  
General Manager  
City of Canterbury Bankstown  
PO Box 8  
BANKSTOWN NSW 1885

Dear Mr Stewart

**Planning proposal PP-2022-1898 – Alteration of Gateway Determination**

I refer to a planning proposal within the Canterbury Bankstown local government area to amend Bankstown Local Environmental Plan 2015 to enable the staged redevelopment of the Bankstown Central Shopping Centre site through increased building height and floor space ratio controls.

A Gateway determination for this planning proposal was issued on 28 October 2022. Condition 1(d)(iv) of the Gateway determination states that *prior to community consultation, the planning proposal is to be updated to include an updated urban design assessment that addresses the integration with the Bankstown Central Shopping Centre (PP-2022-1898) planning proposal, particularly in relation to proposed heights, densities, solar access/overshadowing, development incentives, and connectivity.*

Condition 1(d)(iv) should reference the Bankstown City Centre and Affordable Housing Contribution Scheme planning proposal (PP-2022-1153) rather than the Bankstown Central Shopping Centre planning proposal (PP-2022-1898). An alteration to the Gateway determination is required to clarify this requirement.

Further, Condition 2 of the Gateway determination states that *prior to commencement of community consultation, Council must consult with Sydney Airport and the Commonwealth Department of Infrastructure, Regional Development and Cities. Should Council be advised that permission is required in accordance with (2)(d) of section 9.1 Direction 5.3 and/or the Airports Act 1996, this permission must be granted prior to commencement of community consultation.*

Condition 2 should reference Bankstown Airport rather than Sydney Airport. It is considered that an alteration to the Gateway determination is required to clarify this requirement.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 28 October 2022 for PP-2022-1898. The alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Kris Walsh to assist you. Mr Walsh can be contacted on 9274 6299.

Yours sincerely



**Laura Locke**  
**Director, Eastern and South District**  
**Metro East and South**