

Gateway Determination

Planning proposal (Department Ref: PP_2018_CBANK_007): to amend the floor space ratio controls from 1:1 to 2.3:1 for the purposes of a private hospital at 297-299 Canterbury Road, Revesby.

I, the Executive Director, Regions at the Department of Planning 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 Bankstown Local Environmental Plan (LEP) 2015 to amend the floor space ratio controls from 1:1 to 2.3:1 for the purposes of a private hospital should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be amended to:
 - (a) remove references to a maximum height control;
 - (b) remove references to the proposed draft clause;
 - (c) remove repetition of references to the required supporting infrastructure;
 - (d) remove statement of need for a detailed site investigation report;
 - (e) include details on the social and economic benefits of the proposal; and
 - (f) include a development concept that aligns with the proposed FSR of 2.3:1.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - (g) 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 section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Ausgrid;
 - NSW Environment Protection Authority;
 - Roads and Maritime Services;
 - South Western Sydney Local Health District;
 - State Emergency Services;
 - Sydney Water;

- Sydney Metro Airports; and
- Transport for NSW.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. 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).
5. The time frame for completing the LEP is to be 12 months following the date of the Gateway determination.

Dated 5th day of June 2019.


Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning
and Public Spaces