

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

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Dear Mr Stewart

Planning proposal PP_2018_CBANK_004_00 to amend Canterbury Local Environmental Plan 2012

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal to add residential care facility as an additional permitted use at 20-21 Boorea Avenue, Lakemba and amend associated development controls.

As you are aware, the Greater Sydney Commission released the South District Plan on 18 March 2018 to give effect to the Greater Sydney Regional Plan. The District Plan contains priorities and actions to guide the development and planning of the south district while improving the district's social, economic and environmental assets. This planning proposal has been considered against the priorities and actions in the District Plan.

Although the District Plan contains important principles around the safeguarding of Industrial and Urban Services land, I have also considered the social and economic benefits of this proposal. The subject site provides an opportunity to enhance and support a cultural hub with multifunctional and intergenerational spaces and provides seniors housing which will be required for an ageing population and provide new employment opportunities. This is consistent with District Plan priorities that focus on the need for stronger communities by encouraging social connectors, housing diversity and walkability, and creating new employment opportunities.

For these reasons, I have now determined that the planning proposal should proceed subject to the conditions in the Gateway determination attached to this letter.

Should you have any enquiries about this matter, I have arranged for Ms Amanda Harvey to assist you. Ms Harvey can be contacted on 8275 1128

Yours sincerely



Anthony Roberts
Minister for Planning

20 DEC 2018

Enclosed: Gateway Determination