

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2022-1898) 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.

I, Director, Eastern and Southern Districts, at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 28 October 2022 for the proposed amendment to the Bankstown Local Environmental Plan 2015 as follows:

1. Delete:

“condition 1(d)(iv)”

and replace with:

a new condition 1(d)(iv): “addresses the integration with the Bankstown City Centre and Affordable Housing Contributions Scheme planning proposal (PP-2022-1153), particularly in relation to proposed heights, densities, solar access/overshadowing, development incentives, and connectivity”

2. Delete:

“condition 2”

and replace with:

a new condition 2: “Prior to commencement of community consultation, Council must consult with Bankstown 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 commencement

Dated 2 day of March 2022.



Laura Locke
Director, Eastern and Southern Districts
Metro East and South
Department of Planning and Environment

Delegate of the Minister for Planning

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2022-1898) to amend Bankstown LEP to enable the staged redevelopment of the Bankstown Central Shopping Centre site through increased building height and floor space ratio controls.

I, Director, Metro East and South, at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 28 October 2022 for the proposed amendment to the Bankstown Local Environmental Plan 2015 as follows:

1. Delete:

“Condition 4”

and replace with:

a new Condition 4:

“prior to finalisation, the planning proposal is to:

- (a) address the outcomes of comments received from TfNSW and implications for traffic and transport matters.
- (b) provide a comprehensive assessment of flooding risks that clarifies the flood hazard level for the site and surrounding area at the 1% AEP and PMF. The planning proposal must identify the requirements for flood risk management options having regard to the planning proposal and Bankstown City Centre Master Plan. This should also include a summary of any public agency feedback and how this has been appropriately addressed. Consistency with Ministerial Direction 4.1 Flooding remains unresolved until this information is provided.
- (c) be updated to respond to any requirements arising from the NSW Government’s Flooding Inquiry.”

2. Delete:

“Condition 5”

and replace with:

a new Condition 5:

“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 complex as described in the Local Environmental Plan Making Guidelines (Department of Planning and Environment, 2022) and must be made publicly available for a minimum of 30 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 Guidelines (Department of Planning and Environment, 2022).

Exhibition must commence by or before 28 July 2023.”

Dated 7th day of July 2023

A handwritten signature in blue ink, appearing to read 'Amanda Harvey', with a stylized flourish at the end.

Amanda Harvey
Executive Director, Metro East and South
Department of Planning and Environment

Delegate of the Minister for Planning and
Homes