

Gateway Determination

Planning proposal (Department Ref: PP-2024-684): to amend Canterbury-Bankstown Local Environmental Plan 2023 to undertake an administrative 'best fit' translation of all existing business and industrial zones to the *Standard Instrument Local Environmental Plan 2006* employment zones.

I, the Director, Local Planning, 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 Canterbury-Bankstown Local Environmental Plan 2023 to carry out an administrative 'best fit' translation of all existing business and industrial zones to the *Standard Instrument Local Environmental Plan 2006* employment zones should proceed subject to the following conditions:

Gateway Conditions

- 1 The planning proposal is to be revised prior to exhibition to address the matters set out below:
 - a) update the proposal, including the Land Use Tables and Land Use Matrix, to prohibit *serviced apartments* in the E3 Productivity Support zone and include an Additional Permitted Use for *serviced apartments* on existing B6 Enterprise Corridor land in the former Bankstown LGA. Address the reduction in permissibility of *serviced apartments* on existing B6 Enterprise Corridor land in the former Canterbury LGA.
 - b) update the proposal, including the Land Use Tables and Land Use Matrix, to prohibit the following uses in the E4 General Industrial zone: *animal boarding or training establishments, landscaping material supplies, plant nurseries, recreation facilities (indoor), timber yards, veterinary hospitals, and wholesale supplies*. Include an Additional Permitted Use for these uses on all existing IN2 Light Industrial land in the future E4 General Industrial zone to reflect a like for like transition.
 - c) Include the following maps:
 - Lot Size Map – amendments to introduce 'Area 1', 'Area 2' and the renumbering of existing 'Area 1' to 'Area 3'.
 - Land Zoning Map – amendments to introduce 'Area 1' to indicate where the new Clause 6.34 *Development in local centres* applies.
 - Special Provisions Map – amendment to introduce 'Area 9' to indicate where existing clause 6.21(1)(c) applies.
 - Additional Permitted Uses Map – amendment to introduce a new APU to indicate Schedule 1 clause x *Use of certain land in E3 Productivity Support (serviced apartments on B6 land in former Bankstown LGA)*.
 - Additional Permitted Uses Map – amendment to introduce a new APU to indicate Schedule 1 clause x *Use of certain land in Zone E4 General Industrial (crematoria)*.
 - Additional Permitted Uses Map – amendment to introduce a new APU to indicate Schedule 1 clause x *Use of certain land in Zone E4 General Industrial (animal boarding or training establishments, landscaping material supplies,*

plant nurseries, recreation facilities (indoor), timber yards, veterinary hospitals, and wholesale supplies).

- d) Make the following correction:
 - E1 Local Centre 3. *Permitted with consent* replace 'medical facilities' with 'medical centre'.
 - e) Include details on the savings provision.
 - f) Restrict details of the Bankstown City Centre Master Plan planning proposal and the Campsie Town Centre Master Plan planning proposal to background information only.
 - g) Include an updated timeline based on issuing the Gateway determination.
- 2 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).
- 3 Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
- Bankstown Airport
 - Commonwealth Department of Infrastructure, Transport, Regional Development, Communications and the Arts
 - NSW Department of Education
 - NSW Ministry of Health
 - Transport for NSW
 - NSW Rural Fire Service
 - Sydney Water
 - Electricity providers
 - Telstra
 - Pipeline operators

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.

Consultation is also required with:

- Neighbouring councils
- 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 Council is not authorised to exercise the functions of the local plan-making authority.
- 6 The timeframe for the LEP to be completed is to be 10 months following the date of the Gateway determination.

Dated 8 May 2024

A handwritten signature in black ink, appearing to be 'Felicity No', written in a cursive style.

Felicity No
Director
Local Planning
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces