

Gateway Determination

Planning proposal (Department Ref: PP-2024-847) to amend *Canterbury-Bankstown Local Environmental Plan 2023* to address certain matters deferred from finalisation of the consolidation of the former *Canterbury LEP 2012* and *Bankstown LEP 2015*.

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 address certain matters that were deferred from the finalisation of the Canterbury-Bankstown LEP 2023 should proceed subject to the following:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified;
- (c) there are no outstanding written objections from public authorities; and
- (d) Council is to provide a briefing to the Department:
 - i. prior to exhibition to explain how the Gateway conditions have been addressed
 - ii. prior to finalisation to explain how community and agency submission have been addressed.

The LEP should be completed on or before 11 July 2025.

Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended to address the matters set out below and forwarded to the Minister under s 3.34(6) of the Act for review and approval:
 - (a) amend the objectives of the planning proposal to include the implementation of current land use strategies
 - (b) confirm land ownership for 45 Simmons Street, Revesby
 - (c) clarify the rationale for the 800m² cap in gross floor area for recreational facilities (indoor) at 328 Hector Street, Bass Hill
 - (d) address the impact of the potential removal of the existing multi-storey car park at 45 Simmons Street, Revesby on the ongoing function of the Revesby town centre
 - (e) address potential contamination of 45 Simmons Street, Revesby and suitability for redevelopment

- (f) prepare an updated flood study in accordance with the Flood Risk Management Manual (2023) and the Flood Inquiry 2022.
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:
- Transport for NSW
 - NSW State Emergency Service
 - NSW Rural Fire Services
 - Department of Climate Change, Energy, the Environment, Water.
- 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.
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).

Dated 12 June 2024



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

Delegate of the Minister for Planning and
Public Spaces