

## Gateway Determination

***Planning proposal (Department Ref: PP-2025-136): 204 Hume Highway, Chullora***

I, the Director, Local Planning (North, East and Central Coast) 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 Strathfield Local Environmental Plan 2012 (SLEP) to introduce additional permissible uses to land at 204 Hume Highway, Chullora 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; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 10 April 2026.

### Gateway Conditions

1. Prior to community consultation, the planning proposal is to be amended to:
  - a. Detail that gross floor area allocated to “Restaurants or cafes” and “Take away food and drink premises” across the site is proposed at no greater than 350sqm.
  - b. Include an updated project timeline that is consistent with the requirements stipulated under the LEP Making Guideline.
  - c. Reference the correct zoning for the greater site as located in both the Strathfield and Canterbury-Bankstown LGAs.
2. Consultation is required with the following public authorities:
  - a. NSW Environmental Protection Authority (EPA)
  - b. Fire and Rescue NSW (FRNSW)
  - c. Heritage NSW (HNSW)
  - d. Transport for NSW (TfNSW)
  - e. Utility Providers
3. 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).
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 19 June 2025



**Jazmin van Veen**  
**Director, Local Planning (North, East and**  
**Central Coast)**  
**Planning Land Use Strategy, Housing**  
**and Infrastructure**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning and**  
**Public Spaces**