NSW GOVERNMENT | Planning & Environment

Gateway Determination

***Planning proposal (Department Ref: PP_2018_CBANK_004_00)**: to add residential care facility as an additional permitted use for the subject site at 20 and 21 Boorea Avenue, Lakemba under the Canterbury Local Environmental Plan 2012, and to increase floor space ratio controls from 1:1 to 2:1 on a portion of the site.*

I, the Minister of Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Canterbury Local Environmental Plan 2012 to add residential care facility as an additional permitted use for the subject site and to increase floor space ratio controls from 1:1 to 2:1 on a portion of the subject site should proceed subject to the following conditions:

1. Prior to community consultation the planning proposal is to be updated to:

   (a) Provide a flood report that contains site specific modelling to determine the extent of flood affectation on the site and the suitability of the site for a residential care facility

2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:

   (a) the planning proposal must be made publicly available for a minimum of **28 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 section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).

3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:

   - Roads and Maritime Services
   - Transport for NSW
   - Office and Environment and Heritage
   - Environment Protection Authority
   - State Emergency Service

   Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

NSW GOVERNMENT | Planning & Environment

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. Given the nature of the planning proposal, Council are not authorised to be the local plan-making authority.

6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 20th day of December 2018.

Anthony Roberts, MP
Minister for Planning