

Attachment D - Gateway Conditions – Campsie Town Centre Planning Proposal PP-2024-2261

#	Condition	Council Response
1.	Prior to public exhibition, the planning proposal is to be revised to: Affordable Housing	
1.1	Update the proposed approach to affordable housing contributions to provide alignment with the recently gazetted Clause 6.38 Affordable Housing Contributions of the Canterbury Bankstown Local Environmental Plan (Canterbury Bankstown LEP) 2023.	<p>The affordable housing approach in this planning proposal adopts Clause 6.38 and seeks to include a new subclause that would apply to Campsie Town Centre like subclause (6A) that establishes 'Area B' for Canterbury Local Centre and a phased implementation.</p> <ul style="list-style-type: none"> • Refer to Section 2.9 – Change 9 of the planning proposal. • Refer to Attachment F – Affordable Housing Analysis.
1.2	Provide an explanation of the proposed phased implementation approach and Affordable Housing Contribution Scheme elements that Council intends to incorporate with the existing provisions.	<p>It is proposed to apply a 3% affordable housing contribution rate for all land experiencing change under this planning proposal, with exception of two sites that will be required to provide 4% affordable housing.</p> <ul style="list-style-type: none"> • Refer to Part 2, Section 2.9 – Change 9 for an explanation of the proposed phased implementation. • Refer to Attachment F – Affordable Housing Analysis, page 23, Section 3.3. <p>The Special Character Areas which will rezone existing R3 zoned land to R2 zoned land will not be required to provide affordable housing under this planning proposal.</p>
1.3	Confirm whether the 2021 and 2022 feasibility analysis remains relevant to support the proposed contributions.	<p>Atlas Economics has been engaged to review the previous feasibility analysis from 2021 and 2022. Atlas confirms that the previous analysis is outdated and <i>'No longer relevant due to structural changes since 2021 and 2022.'</i></p>

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		<p>The Atlas Economics Affordable Housing Analysis supersedes the previous analysis and recommends a 3% and 4% affordable housing contribution rate.</p> <ul style="list-style-type: none"> Refer to Attachment F – Affordable Housing Analysis, page 7 and Section 2.3.
1.4	Provide an updated estimate of potential affordable housing dwellings to be delivered within the precinct.	<p>The estimated number of affordable dwellings to be delivered within the precinct is theoretically 190 dwellings (being 3% of 6,360 dwellings) while it is anticipated that between 25 to 87 affordable housing dwellings could be delivered by 2041.</p> <ul style="list-style-type: none"> Refer to Attachment F – Affordable Housing Analysis, page 26.
Economic Development		
1.5	Provide an updated estimate of the number of jobs projected for Campsie.	<p>By 2036, it is anticipated there will be a total of 7,323 jobs for Campsie Town Centre, close to the original estimate in the Master Plan for 7,500.</p> <ul style="list-style-type: none"> Refer to Section 10.1 – Economic Effects. Refer to Attachment E – Employment Floorspace Analysis, pages (page ii).
1.6	Revise the approach to late night trading hours to provide alignment with the recently gazetted late night trading hours for Bankstown City Centre contained in Schedule 2 Exempt Development of the Canterbury Bankstown LEP 2023.	<p>It is proposed to include all MU1 and E1 zoned land within the Campsie Town Centre to the existing Schedule 2 Exempt Development in the CB LEP 2023 for the following uses: Business premises, markets, mobile food and drink outlets, restaurants or cafes, and take away food and drink premises.</p> <ul style="list-style-type: none"> Refer to Part 2, Section 2.17 – Change 17 for an explanation.

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	Explanation of provisions	<ul style="list-style-type: none"> Refer to Section 6.4 SEPP (Exempt and Complying Development Codes) 2008 of this planning proposal.
1.7	<p>Provide an explanation and justification for the proposed:</p> <p>(a) zoning amendments</p> <p>(b) minimum lot size amendments.</p>	<p>Zoning amendments - An explanation and justification is included in Section 2.1 – Change 1 – Amend the land zoning map.</p> <ul style="list-style-type: none"> The main justification for the zoning changes is to implement the objectives of the Master Plan's Intensification Strategy to zone for new housing and jobs in locations that are close to public transport and open space and other amenities. <p>Minimum lot size amendments - Clarification is provided in Section 2.2 – Change 2 Amend the lot size map.</p> <ul style="list-style-type: none"> The Lot Size Map will be amended in this planning proposal to reflect the changes in zoning. This includes removing the minimum Lot Size Map to the properties that will change from a residential zone to a non-residential zone.
1.8	<p>Remove the options to deliver affordable housing and 50% employment generating floor space under the proposed incentive clause.</p> <p>The proposed incentive clause is to support the delivery of onsite infrastructure only.</p> <p>Further justification is also required in relation to the type of infrastructure and its location, as well as feasibility considering also the application of affordable housing contributions.</p>	<ul style="list-style-type: none"> The options to deliver affordable housing and 50% employment generating floor space have been removed from this planning proposal. Incentive height of building and incentive Floor Space Ratio apply to the delivery of the following onsite infrastructure: <ul style="list-style-type: none"> Through site links Publicly accessible open space such as civic plazas, and Open space to ensure continuous pedestrian and cycling access along the Cooks River foreshore (see Section Error! Reference source not found. – Change 11 for more details).

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		Refer to Section 2.6 – Change 6 Amend Part 6 Additional local provisions to allow greater building heights and densities on certain sites in Campsie Town Centre where community infrastructure is provided
1.9	Update references to amendments to permitted residential development within the current B5 Business Development and B6 Enterprise Corridor zones to remove references to the B6 Enterprise Corridor zone.	These changes have been made throughout this planning proposal. Refer to Section 2.14 - Change 14 – Create a landmark node and prohibit residential accommodation within the E3 Productivity Support zoned land along Canterbury Road
1.10	Remove the proposed sustainability bonus and redistribute the proposed Floor Space Ratio (FSR) bonus to the draft base FSR Map where appropriate	The former proposed sustainability bonus has been removed from this planning proposal and the bonus FSR (0.25:1 or 0.5:1) has been redistributed the proposed Floor Space Ratio (FSR) 'base' map. Justification is provided in the Employment Analysis prepared by Atlas Economics (Attachment E, page 32) under the heading 'Recommendation 2: introduce an incentive employment floorspace bonus within the Campsie health precinct'
1.11	Remove the proposed 'tall building clause'.	The former proposed 'tall building clause' has been removed from this planning proposal.
1.12	Remove the proposed amendments to Canterbury Bankstown LEP 2023 Clause 6.10 Active Street Frontages. Note, the amendments to Canterbury Bankstown LEP 2023 Active Street Frontage Map are supported.	The former proposed changes to Clause 6.10 Active street frontages have been removed. No changes are proposed to the Active street frontage map.
1.13	Remove the proposed 'no net loss of existing employment floor space in the B4 Mixed Use Zone' provision. Council may wish to consider an alternative approach that is design-led and strategically justified rather than targeting sites based on existing uses	The 'no net loss of existing employment floor space in the B4 Mixed Use Zone' provision'. This planning proposal has been amended to include a minimum non-residential floor space requirement in the MU1 zone. <ul style="list-style-type: none"> Refer to Section 2.8 - Change 8 – Minimum non-residential floor space in the MU1 Mixed Use Zone

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1.14	Clarify the extent of the proposed application of the underground floor space provision for Campsie. The existing Canterbury Bankstown LEP 2023 Clause 6.37 Underground Floor Space does not include function centre, restricted premises or retail premises. The planning proposal is to be updated to explain why these uses are appropriate.	<ul style="list-style-type: none"> Refer to Attachment E – Campsie Town Centre Employment Analysis, Sections 3.2 and 3.3 (pages 29-31) <p>The underground floor space will apply to the E1 and MU1 zones in Campsie Town Centre.</p> <p>This planning proposal will propose to include the Campsie Town Centre as 'Area A' on the Incentive Floor Space Ratio map, as per Clause 6.37.</p> <ul style="list-style-type: none"> Refer to Section 2.13 - Change 13 – Permit bonus underground floor space to all land zoned E1 Local Centre and MU1 Mixed Use in Campsie
1.15	Clarify the objectives and application of the proposed foreshore protection provisions.	<p>This planning proposal now includes the objectives and proposed properties that would be subject to the new foreshore protection provisions.</p> <ul style="list-style-type: none"> Refer to Section 2.11 - Change 11 – Create a new LEP clause 'Development on the foreshore must ensure access' in Part 6 Additional local provisions along the Cooks River.
1.16	Explain the proposed additions to the Terrestrial Biodiversity Map under Clause 6.4 Biodiversity of the Canterbury Bankstown LEP 2023.	<p>The details of all 58 properties included on the draft Biodiversity Map are now included in this planning proposal including the draft LEP Biodiversity Map.</p> <ul style="list-style-type: none"> Refer to Section 2.10 - Change 10 – Amend the Biodiversity Map to include new properties within the Campsie Town Centre as having 'biodiversity' value. Refer to the Ecologist Report at Attachment T.
Heritage		
1.17	Update the planning proposal to clarify how the proposed heritage items respond to the Campsie masterplan, particularly variations to the Campsie master plan proposed heritage map.	<p>This planning proposal now clarifies the final list of properties that are draft heritage items, the properties that are inclusions on the draft heritage item list that were not included in the Master Plan, and the properties that were identified as potential draft heritage</p>

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		<p>items in the Master Plan that are not proceeding in this Planning Proposal.</p> <ul style="list-style-type: none"> • Refer to Section 2.16 - Change 16 – Heritage list properties in Campsie. • Refer to Attachment W for the State Heritage Inventory sheets for each proposed draft heritage item (17 sheets in total).
1.18	Provide an assessment of all proposed heritage items against the listing criteria in the NSW Heritage Office Guidelines and Statement of Significance prior to exhibition.	Refer to Attachment W for the State Heritage Inventory sheets for each proposed draft heritage item (17 sheets in total).
	Flooding	
1.19	<p>Address the findings and recommendations of the Flood Risk Assessment, including:</p> <p>(a) explain how the recommendations are addressed within the planning proposal package</p> <p>(b) address the development within and in proximity to the floodway and flood storage, including the duration of inundation and the potential impacts of potential filling and raising of development sites on flood behaviour</p> <p>(c) address consistency against all requirements with the 9.1 Direction 4.1 Flooding, including but not limited to addressing the proposed intensification on land identified as high hazard</p> <p>(d) update mapping within the planning proposal package</p> <p>(e) address consistency with the DPHI Shelter in Place Guideline published 9 January 2025.</p>	<p>Two sections within this planning proposal have been updated to address the flooding implications on the Campsie Town Centre.</p> <ul style="list-style-type: none"> • Section 9.1 – Flooding contains a response to each of the items (a) to (e). • Section 7. Is this planning proposal consistent with applicable Ministerial Directions? (Section 9.1 Directions) provides further responses to the requirements of Direction 4.1 Flooding. <p>Refer to the Campsie Town Centre Flood Impact Risk Assessment at Attachment R prepared by Stantec.</p>
	Infrastructure	
1.20	Clarify the proposed mechanisms for delivering identified infrastructure, including open space, through site links, local roads, public domain improvements and community facilities.	The delivery of the required community infrastructure will be through the developer creating right of way easements for public access, not dedication of land to Council. New local roads, such as laneways for vehicles would be dedicated to Council providing the design meets Council's requirements.

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		<ul style="list-style-type: none"> Refer to Section 2.7 - Change 7 – Amend the Incentive Height of Building Map and Incentive Floor Space Ratio Map to support site specific provisions added to Part 6 Additional local provisions
	Reserving land for public purposes	
1.21	Demonstrate ownership of the four sites that are currently road reserves proposed to be zoned RE1 Public Recreation.	<p>Council advises the four sites are located wholly within Council's road reserve and Council is the land owner. The four sites are within Council owned road reserves and do not have designated lots or Deposited Plans. Therefore, there is no land title certificate or similar document that can be provided to demonstrate land ownership.</p> <ul style="list-style-type: none"> Refer to Section 2.1 -Change 1 – Amend the Land Zoning Map
1.22	<p>Update the planning proposal to clarify:</p> <ul style="list-style-type: none"> the properties included within this proposal and the updated property details that were provided by Council separately to the planning proposal package the proposed Land Reservation Acquisition mapping including clearly distinguishing land proposed for reservation and land nominated as 'Local Open Space RE1' the nominated acquisition authority for each proposed land reservation. 	<ul style="list-style-type: none"> The properties included within this planning proposal have been supplied within an updated Excel spreadsheet. The Land Reservation Acquisition map has been updated to clearly distinguish land proposed for acquisition only relates to the proposed RE1 Public Recreation Zone. This planning proposal includes Council as the nominated acquisition authority for the proposed land reservation (RE1 zoned land). No other public authorities are required to be nominated in this planning proposal.
1.23	Address all requirements of Practice Note 'PN16-001 Classification and reclassification of public land through a local environmental plan' for all properties proposed for reclassification prior to exhibition and specify existing and proposed land use zones for each site.	Refer to Attachment U which addresses all the requirements within PN16-001 – Attachment 1 checklist questions for all proposed reclassification properties.
	Mapping	
1.24	Provide all existing and proposed maps, including:	<ul style="list-style-type: none"> All draft LEP maps have been updated to reflect the proposed changes in this planning proposal. Refer to Attachment V.

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	<ul style="list-style-type: none"> - updated maps reflecting the supported changes to provisions described in the planning proposal in response to landowner submissions - a Heritage Map to reflect the proposed new local heritage listings - a Terrestrial Biodiversity Map to reflect the proposed additions to the map under Clause 6.4 Biodiversity of Canterbury Bankstown LEP 2023 - a Land Reclassification map - updated Incentive Floor Space Ratio and Incentive Building Height maps to reflect total maximum FSR and building height, respectively. - updated draft Land Reservation Acquisition Map to identify land proposed for acquisition and the nominated acquisition authority. 	<ul style="list-style-type: none"> • A draft Heritage Map has been prepared to reflect the proposed 17 draft proposed heritage items. Refer to Attachment A and Section 2.16 - Change 16 – Heritage list properties in Campsie • A Biodiversity Map has been prepared and is included in Attachment A. Refer to Section 2.10 - Change 10 – Amend the Biodiversity Map to include new properties within the Campsie Town Centre as having 'biodiversity' value. • A Land Reclassification map has been prepared and is included in Attachment A.
9.1 Ministerial Directions		
1.25	Address consistency with Ministerial Direction 3.1 Conservation Zones, including relevant recommendations of the Biodiversity Impact Report.	Ministerial Direction 3.1 Conservation Zones has been included in Part B, Section B, Section 7 - 7. Is this planning proposal consistent with applicable Ministerial Directions? (Section 9.1 Directions).
1.26	Clarify that all proposed rezoning of land is in accordance with the requirements of the Ministerial Direction 4.4 Remediation of Contaminated Land. Should further information be required to address this Direction, this is to be provided for review.	Clarification has been added to confirm that no additional Preliminary Site Investigation studies are required and that the information provided with this planning proposal is wholly sufficient. Refer to Part B, Section B, Section 7 - 7. Is this planning proposal consistent with applicable Ministerial Directions? (Section 9.1 Directions).
1.27	Clarify the Acid Sulfate Soils that are applicable to the site and address the requirements of Ministerial Direction 4.5 Acid Sulfate Soils. Include justification for any inconsistencies, including reasoning for not providing the required study.	Clarification has been added to confirm that no additional studies are required given the existing Acid Sulfate Soils controls in the CBLEP 2023 are sufficient to deal with this matter at the future Development Application stages. Refer to Part B, Section B, Section 7 - 7. Is this planning proposal consistent with applicable Ministerial Directions? (Section 9.1 Directions).
1.28	Address consistency with Ministerial Direction 5.2 Reserving Land for Public Purposes having regard to Practice Note 'PN16-001	In regard to the proposed reclassification of the 11 lots in this planning proposal (refer to Section 2.15 – Change 15), none of the

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	Classification and reclassification of public land through a local environmental plan' for all properties proposed for reclassification.	11 lots are included on the Land Reservation Acquisition Map in CB LEP 2023 nor is there any need to include any of the lots on the Map. There are no implications of the proposed reclassified lots in relation to this Direction.
1.29	<p>Address consistency with Ministerial Direction 6.1 Residential Zones in relation to the proposed downzoning of two areas from R3 Medium Density Residential to R2 Low Density Residential Zone, including:</p> <ul style="list-style-type: none"> - Carrington Square and surrounding properties - Gould Street, Redman Street and Wonga Street, near Tasker Park. <p>The inconsistency is to be addressed having regards to the terms of the Direction. The planning proposal should also explain why the proposed down zoning is an appropriate mechanism to protect the identified special character areas, as opposed to heritage provisions.</p>	<p>Refer to Part B, Section B, Section 7 - 7. Is this planning proposal consistent with applicable Ministerial Directions? (Section 9.1 Directions). The proposed rezoning from R3 to R2 is appropriate because:</p> <ul style="list-style-type: none"> • Despite currently being zoned R3, the key built form controls are the same as the proposed R2 zone controls • The two locations are outside of the carefully developed intensification area for Campsie Town Centre (from the Master Plan) • The areas are not suitable for heritage conservation as they do not meet the thresholds for conservation, however Special Character Area principles are included in the draft Campsie Town Centre DCP to ensure future development is appropriate for these areas.
1.30	Demonstrate consistency with Direction 4.1 Flooding in relation to the assessment of permitted uses and increased development/density of land, including the proposed intensification of land identified as high hazard.	<p>The Flood Impact Risk Assessment prepared by Stantec (Attachment R) addresses the requirements of Direction 4.1 Flooding.</p> <ul style="list-style-type: none"> • Refer to Part B, Section B, Section 7 - 7. Is this planning proposal consistent with applicable Ministerial Directions? (Section 9.1 Directions). • Refer to Section C, Section 9.1 Flooding.
Traffic and transport		
1.31	Consult with TfNSW and Sydney Metro to ensure alignment with the station precinct interface and future corridor protection.	Consultation will be undertaken during the exhibition period.

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1.32	Consider opportunities to further align proposed maximum car parking rates with TfNSW's GTIA reference parking rates for Category 1a areas.	Consultation will be undertaken during the exhibition period. Any changes to the proposed car parking rates in the draft DCP can be considered post-exhibition, if required.
1.33	Consider how public domain improvements that are to be identified in upcoming Campsie Complete Streets Plan can be integrated with current funding and delivery mechanisms.	Council is progressing with exhibition of the draft Campsie Complete Streets document in 2025. Council's Local Infrastructure Contributions Plan includes a schedule for works within the Campsie Town Centre. Any additional funding for public domain works envisaged in Campsie Complete Streets would be subject of a separate process and not within the scope of this planning proposal.
General		
1.34	Ensure the planning proposal document is written in plain English, clearly and succinctly explains the proposed provisions, and is easily understood by the community.	Completed.
1.35	Review the planning proposal to ensure all content and mapping is complete and accurate and consistent in its response to conditions.	Completed.
1.36	Update the planning proposal to delete all references to 'draft Canterbury Bankstown LEP'	Completed.
1.37	Update employment zones should the new employment zones come into effect prior to the exhibition of this planning proposal.	Completed.
1.38	Update the planning proposal to delete all references to 'Bankstown planning proposal' and ensure all references to 'draft' Bankstown clauses are updated to reflect the relevant provisions in the Canterbury Bankstown LEP 2023.	Completed.
2.	The planning proposal is to be revised to address Condition 1 above and forwarded to the Department for review and approval prior to the commencement of public exhibition.	Completed.
3.	Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:	Noted.
(a)	the planning proposal is categorised as complex as described in the Local Environmental Plan Making Guidelines (Department of Planning	Noted. For a 'complex' proposal, Council will exhibit this planning proposal for a total of 30 working days, in accordance with the LEP Making Guideline (p54):

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	and Environment, 2023) and must be made publicly available for a minimum of 30 days; and	<h3>Public Exhibition</h3> <p>The Gateway determination will specify the duration and extent of public exhibition required¹⁵, including whether no public exhibition is required due to the minor nature of the proposal.</p> <p>The recommended period of public exhibition, based on the category of planning proposal, are as follows:</p> <table><tr><td>Basic</td><td>10 working days</td></tr><tr><td>Standard</td><td>20 working days</td></tr><tr><td>Complex</td><td>30 working days</td></tr><tr><td>Principal</td><td>20 working days</td></tr></table>	Basic	10 working days	Standard	20 working days	Complex	30 working days	Principal	20 working days
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(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, 2021).	Noted. All requirements of the LEP Making Guideline regarding notification will be addressed (p54).								
	Exhibition must commence within 3 months following the date of the gateway determination	This requirement has been waived by the Department of Planning, Housing and Infrastructure.								
	Consultation is required with the following authorities: <ul style="list-style-type: none">- Ausgrid- ARTC: Australian Rail Track Corporation- Civil Aviation Safety Authority (CASA)- Aeria Management Group (Bankstown Airport)- Department of Education- Department of Communities and Justice- Department of Industry- Department of Climate Change, Energy, the Environment and Water (DCCEEW)- Heritage NSW	Completed during the exhibition of this planning proposal.								

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	<ul style="list-style-type: none"> - Infrastructure NSW - Metropolitan Local Aboriginal Land Council - National Broadband Network - NSW Health - State Emergency Services - Relevant service providers - Sydney Airport Corporation - Sydney Water - Sydney Trains - Sydney Metro - Transport for NSW <p>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 days to comment on the proposal.</p>	
4.	The planning proposal authority must comply with the requirements for public exhibition of planning proposals identified in LEP practice note 'PN16-001 Classification and reclassification of public land through a local environmental plan'.	Completed.
5.	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.	Noted.
6.	A public hearing is required to be held in accordance with Section 29 of the Local Government Act 1993 and the Practice Note PN 16-00	Noted.
7.	Prior to finalisation, the planning proposal is to be revised to: a) Provide an inventory sheet for each proposed heritage item.	Completed. Refer to Attachment W for the draft State Heritage Inventory sheets for all proposed heritage items.
8.	The planning proposal must be reported to council for a final recommendation 9 months from the date of the gateway determination.	Noted.
9.	Given the nature of the proposal, Council should not be authorised to be the local plan-making authority.	Noted.

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10.	The LEP should be completed on or before 9 February 2026 from the date of the Gateway determination.	Noted.