



Mr Matthew Stewart
General Manager
Canterbury-Bankstown Council
PO Box 8
BANKSTOWN NSW 1885

Dear Mr Stewart

**Planning proposal PP_2019_CBANK_003_00 – Alteration of Gateway
Determination**

I refer to Council's correspondence requesting an alteration to condition 4 of the Gateway determination, dated 18 February 2020, for the planning proposal numbered PP_2019_CBANK_003_00, which seeks to amend the Bankstown Local Environmental Plan 2015 by rezoning No. 353 Waterloo Road, Greenacre from R2 Low Density Residential to B2 Local Centre, increasing the maximum building height and floor space ratio and removing the minimum lot size control; increasing the maximum building height for No. 355 Waterloo Road, Greenacre; and introducing a maximum residential floor space ratio across the entire site.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 18 February 2020 for PP_2019_CBANK_003_00. The Alteration of Gateway determination is enclosed.

It is noted that consultation with the Environment, Energy and Science Group (EES) has occurred with additional information from the proponent, including shadow diagrams, forwarded for its review. The above shadow diagrams include a 12-metre wide setback from the eastern boundary of the subject site.

Please be advised that Condition 1(d) of the Gateway determination specifically requires preparation of shadow diagrams to demonstrate the worst-case impact on Norfolk Reserve based on the proposed planning controls. As the proposed setback is a DCP control and is not a statutory development standard described in the planning proposal, Council should prepare a separate set of shadow diagrams to illustrate the worst case impact without the assumed setback. A copy should be forwarded to EES for its reference.

If you have any questions in relation to this matter, I have arranged for Mr Kieran Aranha, Para-planner, to assist you. Mr Aranha can be contacted on 9895 7583.

Yours sincerely



Brendan Metcalfe
A/Director, Eastern and South Districts
Greater Sydney, Place and Infrastructure
22 September 2020

Encl: Alteration of Gateway Determination