

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2019_CBANK_003_00)

I, the Director, Eastern and South Districts at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 18 February 2020 for the proposed amendment to the Bankstown Local Environmental Plan Local Environmental Plan 2015 as follows:

1. Delete:

condition 1(a)
condition 1(b)
condition 2

2. Add:

new condition 8: Prior to public exhibition and consultation with public authorities/organisations, the planning proposal is to be amended to include:

- (a) clear description of the proposed floor space ratio and height of building controls in Part 3 of the planning proposal
- (b) clear and legible maps in Part 4 of the planning proposal
- (c) an assessment against Council's Affordable Housing Strategy
- (d) an updated project timeline.

3. Add:

new condition 9: Prior to finalisation of the planning proposal, demonstrate consistency or justify inconsistency with:

- (a) section 9.1 Direction 1.1 Business and Industrial Zones, including:
 - i. review and justification of the proposed floor space ratio supported by a study to ensure employment lands are protected
 - ii. an assessment for consistency with Council's employment lands strategy and justification for any inconsistencies

(b) section 9.1 Direction 2.1 Environment Protection Zones.

4. Delete condition 7 and replace with:

new condition 7: "The timeframe for Council to submit the LEP amendment to the Department for consideration of finalisation is no later than 31 May 2021.

5. Delete condition 6.

Dated 12 day of February 2021.

A handwritten signature in black ink, appearing to be 'LL' or similar initials, written in a cursive style.

Laura Locke
Director
Eastern and South Districts
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces