

Mr Matthew Stewart
General Manager
City of Canterbury Bankstown
PO Box 8
BANKSTOWN NSW 1885

Dear Mr Stewart

Planning proposal PP_2018_CBANK_006_00 to amend Bankstown Local Environment Plan 2015.

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to resolve a mapping anomaly by rezoning the part SP2 Water Supply System to R2 Low Density Residential and introduce a maximum floor space ratio, height of building and minimum lot size to the rezoned land at 10 Simmat Avenue, Condell Park.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 8 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Alexander Galea to assist you. Mr Galea can be contacted on 8289 6793.

Yours sincerely

 4/10/18
Amanda Harvey
Director, Sydney Region East
Planning Services

Encl: Gateway determination
Local plan-making authority reporting template