

8 May 2018

Amanda Harvey
Director, Sydney Region East
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attn: Kate Hanson

Subject: Planning proposal to amend Bankstown LEP 2015 – Residential uses in R2 Low Density Residential zone

Dear Ms Harvey,

I am writing to you to advise that on 24 April 2014, Council considered a Mayoral Minute in relation to the Medium Density Housing Code. At the meeting it was resolved:

1. That the General Manager seek an urgent meeting with the Hon. Anthony Roberts (Minister for Planning) to also be attended by the Mayor and Director Planning to seek an exemption from the Codes SEPP amendments within the R2 zone and to request that our local planning controls prevail over the State Policy until the planning proposal at point 2 below has been gazetted.
2. To protect our community from future impacts from the Code:
 - (a) Council immediately and concurrently prepare a planning proposal to:
 - i. Prohibit manor houses from the R2 Low Density Residential Zone.
 - ii. Prohibit terraces/town house/villa development from the R2 Low Density Residential Zone.
 - iii. Restrict dual occupancy development to current planning rules.
 - (b) Submit the planning proposal to the Greater Sydney Commission for Gateway approval.
 - (c) Delegate to the General Manager any administrative arrangements to progress the planning proposal including exhibition once a Gateway Determination has been received.

A planning proposal has been prepared in relation to item 2(a) of the Council resolution.

Council is submitting this for a Gateway Determination as set out in Sections 3.33 and 3.34 of the *Environmental Planning and Assessment Act 1979*.

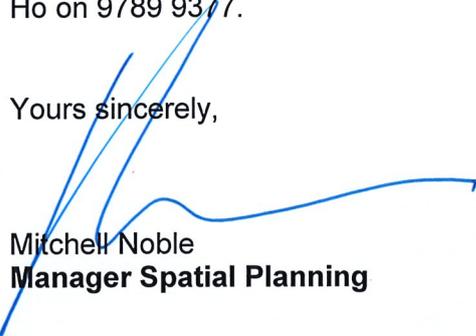
Attached to this letter is the Planning Proposal and relevant supporting documentations.

I note this matter is not required to be referred to Council's Local Planning Panel under the Minister's direction dated 23 February 2018.



If you require any further assistance please contact Mauricio Tapia on 9707 9923 or Lisa Ho on 9789 9377.

Yours sincerely,



Mitchell Noble
Manager Spatial Planning