



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

Dear Mr Stewart

Planning proposal PP_2019_CBANK_003_00 to amend Bankstown Local Environmental 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 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.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions - Directions 3.1 (Residential Zones) and 4.3 (Flood Prone Land) are justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions – Direction 1.1 (Business and Industrial Zones) and Direction 2.1 (Environment Protection Zones). Council should ensure this occurs prior to public exhibition.

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 six

weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry 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 Minister 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 enquiries about this matter, I have arranged for Mr Kieran Aranha to assist you. Mr Aranha can be contacted on 9895 7583.

Yours sincerely



18 February 2020
Brendan Metcalfe
A/Director, Eastern and South Districts
Greater Sydney, Place and Infrastructure

Encl: Gateway determination
Authorised plan-making reporting template