

30 August 2019

Ms Laura Locke  
A/Director, Sydney Region East  
Department of Planning, Industry & Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms Locke,

**Section 3.34 Notification – 353–355 Waterloo Road in Greenacre**

In accordance with section 3.34 of the Environmental Planning & Assessment Act 1979, please be advised:

**(a) Decision to submit a planning proposal**

At the Ordinary Meeting of 23 July 2019, Canterbury Bankstown Council resolved to submit a planning proposal to the Department of Planning, Industry & Environment to seek a Gateway Determination. The planning proposal proposes the following amendments to Bankstown Local Environmental Plan 2015:

355 Waterloo Road, Greenacre (Chullora Marketplace site)

1. Apply a maximum 0.65:1 FSR for the purposes of residential development, while retaining the existing 1:1 FSR for the site.
2. Permit a maximum building height of 11 metres (3 storeys) along the southern boundary, 14 metres (4 storeys) along the eastern and western boundaries, and 20 metres (6 storeys) for the remainder of the site.

353 Waterloo Road, Greenacre (house site)

1. Rezone the site from Zone R2 Low Density Residential to Zone B2 Local Centre.
2. Permit a maximum 1:1 FSR for the site. Within the 1:1 FSR envelope, apply a maximum 0.65:1 FSR for the purposes of residential development.
3. Permit a maximum building height of 14 metres (4 storeys).
4. Remove the site from the Lot Size Map as this map does not apply to Zone B2 Local Centre.

Council also resolved to seek authority to exercise the delegation in relation to the plan making functions under section 3.36(2) of the Environmental Planning & Assessment Act 1979.

**(b) Attached information**

The planning proposal and the following background documents are attached for your information:

- Council Reports of the Ordinary Meetings of 11 December 2018 and 27 July 2019.
- Local Planning Panel Meeting Report of 19 November 2018.
- Proponent's application as follows:
  - Cover letter (prepared by Henroth Group, dated May 2018)
  - Planning Proposal Report (prepared by City Plan Services, dated May 2018)
  - Urban Design Report (prepared by GMU, dated April 2018)
  - Revised Masterplan Options (prepared by GMU, dated August 2018) and letter (prepared by Henroth Group, dated August 2018)
  - Traffic Study (prepared by Colston Budd Rogers & Kafes Pty Limited, dated April 2018) and Revised Traffic Study (dated March 2019)
  - Social Impact Assessment Report (prepared by City Plan, dated March 2019)
  - Economic Impact Analysis Report (prepared by Location IQ, dated April 2019)
  - Heritage Impact Statement (prepared by City Plan, dated March 2019).
- Council's Urban Design Peer Review (prepared by Architectus, dated November 2018).

If you have any enquiries or require further information, please contact Council officer Amita Maharjan on 9707 9806.

Yours sincerely



**Mauricio Tapia**  
**Team Leader Strategic Planning**