



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

Dear Mr Stewart

**Planning proposal PP\_2016\_CBANK\_001 – Alteration of Gateway Determination**

I am writing following on from finalizing the urban design review that has been undertaken by the Department to determine suitable maximum building height and floor space ratio controls for land at 30-46 Auburn Road, Regents Park,

After obtaining an independent urban design review and undertaking extensive consultation with the proponent and Council, I have determined that to address Condition 1 of the Gateway determination that the most appropriate maximum floor space ratio for the site and its development is 2:1.

Additional building height is also considered appropriate at the site's north west corner to 38 metres (12 storeys). In combination with the retained maximum building heights for the remainder of the site this outcome allows for a suitable density that provides the opportunity for good internal solar access outcomes and its open spaces and affords capability for adherence with key parameters under the SEPP 65 Apartment Design Guide.

I have enclosed a copy of our assessment report and the urban design review work undertaken by independent consultant McGregor Coxall.

Therefore, I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination for PP\_2016\_CBANK\_001\_01 (since altered). The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Teresa Gizzi, Senior Planner to assist you. Ms Gizzi can be contacted on 8275 1124.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Amanda Harvey', with a stylized flourish at the end.

**Amanda Harvey 26 February 2020**  
**Acting Executive Director, Eastern Harbour City**  
**Place, Design and Public Spaces**

Encl: Alteration of Gateway Determination and the Department's Report  
McGregor Coxall Urban Design Review (2019)