

Gateway Determination

Planning proposal (Department Ref: PP-2022-1991): to amend the Bankstown Local Environmental Plan 2015 to increase the maximum Height of Building to a range of heights between 12m and 60m, increase the maximum Floor Space Ratio to 4:1 and introduce local provision for affordable housing, protecting solar access and infrastructure capacity, applying to land at 1 Leicester Street, Chester Hill.

I, the Executive Director, Metro East and South at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2)(b) of the *Environmental Planning and Assessment Act 1979* (the Act) that the above planning proposal to amend the Bankstown Local Environmental Plan 2015 for land at 1 Leicester Street, Chester Hill should be resubmitted in accordance with the following:

1. The resubmitted planning proposal must:

- a) address the issues raised in **Attachment A**,
- b) be supported by documentation that clearly and consistently identifies the scope of the planning proposal and its assessment – see **Attachment A**.
- c) address recommendations from various supporting consultant reports and peer reviews, which in addition to addressing matters in **Attachment A**, may lead to refinements of the scope of the proposal.
- d) include:
 - i. A revised Urban Design Report which identifies key principles for any future growth across the Chester Hill centre, including principles relating to connectivity, street activation, future building form and open space provision and integration with the surrounding context.
 - ii. A revised Traffic and Transport Study, prepared in consultation with Transport for NSW, must ensure any potential floorspace growth and associated land use mix can be accommodated across the Chester Hill centre, and what, if any, traffic and transport upgrades are required to support the proposal. The study also needs to address recommendations by GTA's Peer Review – Transport Impact Assessment (17 March 2020) and ARUP's Transport Strategy and Traffic Impact Assessment (Chester Square Planning Proposal) (3 May 2022).
 - iii. A revised Public Domain and Landscape Plan, that includes greater detail on the adjoining street and Frost Lane public domain improvements, recommendations for planting and public domain approaches that can inform the required draft DCP and demonstrate how deep soil planting can be achieved across the site.
 - iv. A revised Social Infrastructure Study that identifies social infrastructure needs required for the proposal and that clarified proposed delivery mechanisms and addresses Ethos Urban's Peer Review recommendations (20 July 2020).

- v. An assessment, demonstrating compliance with the principles and objectives of the State Environmental Planning Policy 65. Detailed analysis should be provided in relation to open space provision, building separation, natural ventilation, solar access (within site and surrounding area) and opportunities for deep soil planting.
 - vi. A draft site-specific Development Control Plan (DCP) to address matters outlined in **Attachment A**.
- e) Consideration should be given to changing the scope of proposed LEP amendments to help further solidify the proposal, support good quality design outcomes and enable functionality of the site – see **Attachment A**:
 - f) Include revise assessments against all relevant local and State strategic plans, SEPPs and section 9.1 Directions, where refinements to the proposal have been made.
2. The timeframe to resubmit the planning proposal is **six months** from the date of the Gateway determination.

Date 23rd day of December 2022.



Amanda Harvey
Executive Director, Metro East and South
Planning and Land Use Strategy
Department of Planning and Environment

Delegate of the Minister for Planning