

Gateway Determination

Planning proposal (Department Ref: PP_2018_CBANK_006_00): to amend the Bankstown Local Environmental Plan 2015 by rezoning the part SP2 Water Supply System land to R2 Low Density Residential and introduce a maximum floor space ratio of 0.5:1, a maximum building height of 9m and a minimum lot size of 450m² at 10 Simmat Avenue, Condell Park.

I, the Director, Sydney Region East at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Bankstown Local Environmental Plan (LEP) 2015 to rezone the part SP2 Water Supply System land to R2 Low Density Residential and introduce a maximum floor space ratio of 0.5:1, a maximum building height of 9m and a minimum lot size of 450m² at 10 Simmat Avenue, Condell Park, should proceed subject to the following conditions:

1. The planning proposal be amended prior to community consultation as follows
 - (a) Update the project timeline.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities and organisations under section 3.34(2)(d) of the Act:
 - Sydney Water.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).



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5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination; and
 - (b) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 4th day of October 2018.

Amanda Harvey
Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission