

Council invites you to have your say on the exhibition of the planning proposal

WHAT ARE THE INTENDED OUTCOMES OF THE PLANNING PROPOSAL?

The intended outcomes of the planning proposal are:

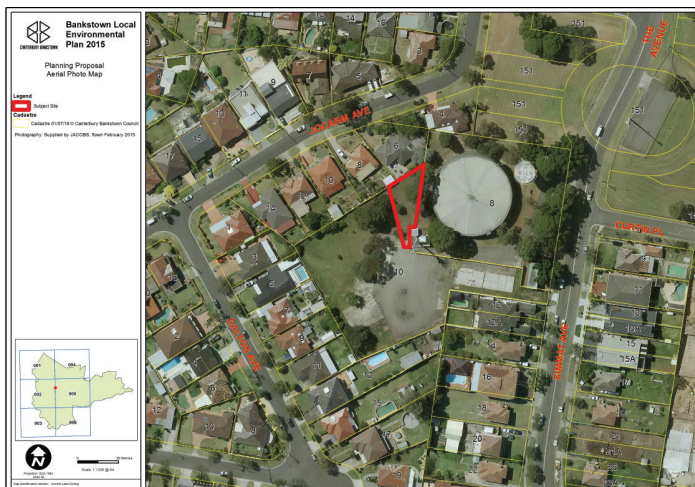
- To rectify a mapping anomaly in relation to surplus land formerly owned by Sydney Water.
- To provide for local housing needs consistent with the low density residential character of the surrounding suburban neighbourhood.

WHAT IS BEING EXHIBITED?

The proposed amendments to Bankstown Local Environmental Plan 2015 are:

- Rezone part of the site 10 Simmat Avenue, Condell Park from Zone SP2 Infrastructure (Water Supply System) to Zone R2 Low Density Residential.
- Permit a maximum nine metre building height, a maximum 0.5:1 FSR, and a minimum 450 square metres subdivision lot size requirement.

The planning proposal applies to part of the site at No. 10 Simmat Avenue, Condell Park (Lot 2, DP 1219439) as shown in the figure below.



It is noted that Council has delegation to make the LEP.

HOW CAN I VIEW THESE DOCUMENTS?

If you wish to view these documents, please ask our Customer Service representatives for the exhibition folder, or you can view them online at cb.city/haveyoursay and at Council's Bankstown Customer Service Centre, 66–72 Rickard Road in Bankstown (weekdays 8:30am to 5pm, public holidays excepted).

WHEN IS THE EXHIBITION AND HOW CAN I MAKE A SUBMISSION?

The planning proposal will be on exhibition until **14 December 2018**. Written submissions must be received by 14 December 2018 via:

- Post: **General Manager, City of Canterbury Bankstown, PO Box 8, Bankstown NSW 1885;**
- Email: council@cbc.city.nsw.gov.au; or
- Online: cb.city/haveyoursay

POLITICAL DONATION DISCLOSURE

Where required, a Political Donations and Gift Disclosure Statement must accompany the submission. You can obtain a copy of the statement and guidelines at Council's Customer Service Centre or the Department Planning and Environment at www.planning.nsw.gov.au.

GOVERNMENT INFORMATION (PUBLIC ACCESS) ACT 2009 (GIPA)

Please note that all submissions received by Council are not confidential and may be made available to the public through the Government Information (Public Access) Act 2009. If you wish to be contacted prior to the release of your submission, please indicate whether the submission is made 'in confidence'.



Planning & Environment

Gateway Determination

Planning proposal (Department Ref. PP_2018_CBANK_006_00) to amend the Bankstown Local Environmental Plan 2015 (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 450sqm at 10 Simmat Avenue, Condell Park.

1. The Director, Sydney Region East of the Department of Planning and Environment, as delegate of the Greater Sydney Commission, has determined under section 3.34(2) of the Environmental Planning and Assessment Act 1979 (NSW) 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 450sqm 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 5.2 of A guide to preparing local environmental plans (Department of Planning and Environment 2015).
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 discourage Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if necessary/required).



Planning & Environment

5. The planning proposal authority is authorised as the local planning authority to exercise the functions under section 3.30(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.

Angela Harvey
Angela Harvey
Director, Sydney Region East
Planning Services
Department of Planning and Environment
Delegate of the Greater Sydney Commission