

## Alteration of Gateway Determination

### *Planning proposal (Department Ref: PP\_2016\_CBANK\_001)*

I, the Acting Executive Director, Eastern Harbour City, at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 23 September 2016 (since altered) for the proposed amendment to the Bankstown Local Environmental Plan 2015 as follows:

1. Delete condition 1(a) and replace with:  
a new condition 1(a) “reflect the outcomes of the urban design review by the Department of Planning Industry and Environment with a maximum FSR of 2:1 for the site and maximum building heights of 19 metres along the site’s Auburn Road frontage, 38 metres in the north-western corner of the site and 25 metres across the remainder of the site;”
2. Delete condition 1(d) and replace with:  
a new condition 1(d) “include a flood study in which addresses the requirements of section 9.1 Direction 4.3 Flood Prone Land;”
3. Add condition 1(e) with:  
a new condition 1(e) “update the planning proposal to address the South District Plan and Council’s Local Strategic Planning Statement; and”
4. Add condition 1(f) with:  
a new condition 1(f) “update the planning proposal to address consistency with the relevant State Environmental Planning Policies.”
5. Delete “condition 3” and replace with:  
new condition 3: “the planning proposal is to be amended to reflect conditions 1 and 2 and a copy is to be provided to the Director, Eastern and South Districts for approval prior to community consultation being undertaken.”

6. Delete "condition 6" and replace with:

new condition 6: "The time frame for completing the LEP is to be 12 months following the date of this Alteration to the Gateway determination."

Dated 26th day of February 2020.



**Amanda Harvey**  
**Acting Executive Director,**  
**Eastern Harbour City**  
**Greater Sydney, Place and**  
**Infrastructure**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**