



IRF20/4169

Professor Mary O'Kane AC
Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000

Dear Professor O'Kane

**Request for Gateway review for 30 – 46 Auburn Road, Regents Park –
GR_2020_CBANK_001_00 (PP_2016_CBANK_001_01)**

I am writing to advise that the Department of Planning, Industry and Environment has received a request for a review of the Gateway determination for the above planning proposal. The proposal seeks to increase the maximum building height and floor space ratio controls that apply to the site under the *Bankstown Local Environmental Plan 2015* to facilitate greater residential yield and density at the site.

The proponent, Pacific Planning Pty Ltd, is seeking a review of the Minister for Planning's delegate's decision to issue an alteration to the Gateway determination for the proposal on 26 February 2020. The alteration supports a maximum FSR of 2:1 across the site and varied maximum building heights of 19 metres, 25 metres and 38 metres. The proponent does not agree to these standards and is seeking greater height and floor space allowance to facilitate a development scheme prepared for the site in support of the proposal.

The Commission is requested to review the decision and prepare advice concerning the merits of the request. The advice should include a clear and concise recommendation confirming whether, in the commission's opinion, the Department's decision should stand or be altered as proposed by the Department in the report in response to the proponents submission.

The advice and recommendation should be provided within 28 days of receipt of this letter and sent to Mr Brendan Metcalfe, Acting Director, Eastern and South Districts and the Department of Planning, Industry and Environment at Brendan.metcalfe@planning.nsw.gov.au.

The Department's justification assessment and recommendation report are enclosed and includes several supporting attachments.

The Department's 'A guide to preparing local environmental plans' provides advice on procedures for the various stages of the independent review process. The guide is available on the Department's website at planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/Resources.

Should you have any enquiries about this matter, I have arranged for Mr Brendan Metcalfe, Acting Director, Eastern and South Districts, at the Department to assist you. Mr Metcalfe can be contacted on 02 9860 1442.

Yours sincerely

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

17 November 2020

Malcolm McDonald
Executive Director, Eastern Harbour City
Greater Sydney Place and Infrastructure