

Gateway Determination

Planning proposal (Department Ref: PP_2016_CBANK_001_00): to amend the floor space ratio and height of buildings controls for land at 30 - 46 Auburn Road, Regents Park.

I, the Deputy Secretary, Planning Services, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that the proposed amendment to the *Bankstown Local Environmental Plan (LEP) 2015* to amend the floor space ratio (FSR) and height of building controls for land at 30 - 46 Auburn Road, Regents Park should proceed subject to the following conditions:

1. Prior to undertaking community consultation the planning proposal is to be amended to:
 - a) reflect the outcome of FSR review (either 1.75:1 or 2.25:1, or an alternative FSR);
 - b) remove the requirement for the provision of public benefits to achieve the maximum FSR;
 - c) include a contamination study which addresses the requirements *State Environmental Planning Policy No 55 - Remediation of Land*; and
 - d) include a flood study which addresses the requirements of section 117 Direction 4.3 - Flood Prone Land.
2. Prior to undertaking community consultation, consultation is required with the following public authorities under section 56(2)(d) of the Act:
 - Transport for NSW - Sydney Trains
 - Roads and Maritime Services
 - Environment Protection Authority
 - Australian Rail Track Corporation
 - Ausgrid
 - Telstra
 - Sydney Water

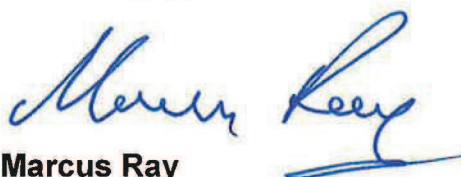
The public authorities are to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment.

If any public authority requires additional information, or specifies any additional matters to be addressed, the planning proposal is to be updated to respond to any such submission.

3. The planning proposal is to be amended to reflect conditions 1 and 2 and a copy is to be provided to the Director Sydney Region West for approval prior to community consultation being undertaken.

4. Community consultation is required under sections 56(2) and 57 of the Act as follows:
 - a) the planning proposal must be made publicly available for 28 days; and
 - b) the relevant planning 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 the Department's 'A Guide to Preparing Local Environmental Plans'.
5. A public hearing is not required to be held into the matter by any person or body under section 56(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).
6. The timeframe for completing the LEP is to be 18 months from the week following the date of the Gateway determination.

Dated 23rd day of September 2016



Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment
Delegate of the Greater Sydney Commission