



28 April 2017

Our Ref: H-59-10

Metropolitan Delivery (CBD)
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Ms Rachel Johnston

**Subject: Planning Proposal to amend Canterbury LEP 2012 – Hurlstone
Park Heritage Assessment Study**

Dear Ms Johnston

I am writing regarding the above planning proposal.

The Department issued a conditional Gateway Determination on 14 December 2016 to allow exhibition of the planning proposal. Council has now amended the planning proposal accordingly to fulfil the pre-exhibition conditions.

In this respect a report was submitted to Council on 18 April 2017 outlining the Stage 2 review of heritage items, which saw the number of proposed items reduced from 51 to 29. The Administrator resolved to endorse this review.

At this meeting the Administrator also resolved to make zoning and planning control changes to properties in Hurlstone Park to support the Council's heritage initiatives. These are as follows:

- Rezoning all land currently in a R4 High Density Residential and R3 Medium Residential zone that is within a proposed Heritage Conservation Area, to R2 Low Density Residential.
- Reducing the Maximum Building Height of all B2 Local Centre land zone that is within a proposed Heritage Conservation Area from 14 metres to 11 metres.

Specifically these changes will more closely align the permissible uses and building heights with the type and scale of development that is envisaged in the proposed Heritage Conservation Areas. It is also noted that a similar approach was endorsed by the Department for the Ashbury Heritage Conservation Area as part of the making of Canterbury Local Environmental Plan 2012.



Council has amended the planning proposal to incorporate the zoning and building height changes, and now requests a revised Gateway Determination from the Department. The delegation of plan making functions that was part of the current Gateway Determination is also sought for this revised planning proposal.

If you require any further information, please contact Allan Shooter on 9789 9364 or myself on 9789 9608.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Warren Farleigh", with a stylized flourish at the end.

Warren Farleigh
TEAM LEADER – URBAN PLANNING