

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_CBANK_003_00)

I, the Director, Sydney Region East at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") to alter the Gateway determination dated 14 December 2016 (as since altered) for the proposed amendment to the Canterbury Local Environmental Plan 2012 as follows:

1. Change the description of the Planning Proposal

from

"I, the Director, Sydney Region East, 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 an amendment to the Canterbury-Bankstown Local Environmental Plan 2012 to include new local heritage items and heritage conservation areas in Hurlstone Park, rezone R4 High Density Residential and R3 Medium Density Residential within the proposed heritage conservation areas to R2 Low Density Residential, and amend the maximum building height in the B2 Local Centre zone within the proposed heritage conservation area from 14m to 11m (0 dwellings, 0 jobs)"

to

I, the Director, Sydney Region East, 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 an amendment to the Canterbury Local Environmental Plan 2012 to include new local heritage items and heritage conservation areas in Hurlstone Park, rezone R4 High Density Residential and R3 Medium Density Residential within the proposed heritage conservation areas to R2 Low Density Residential, and amend the maximum building height in the B2 Local Centre zone within the proposed heritage conservation area from 14m to 11m (0 dwellings, 0 jobs)

Dated 4TH day of AUGUST 2017.



Karen Armstrong
Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Canterbury Council is authorised to exercise the functions of the Greater Sydney Commission under section 59 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2016_CBANK_003_00	Planning proposal to include new local heritage items and heritage conservation areas in Hurlstone Park, rezone R4 High Density Residential and R3 Medium Residential within the proposed heritage conservation areas to R2 Low Density Residential, and amend the maximum building height in the B2 Local Centre zone within the proposed heritage conservation area from 14m to 11m (0 dwellings, 0 jobs).

In exercising the Greater Sydney Commission's functions under Section 59 of the EP&A Act, the Council must comply with the Department's "*A guide to preparing local environmental plans 2016*" and "*A guide to preparing planning proposals 2016*".

Dated *4TH AUGUST* 2017


Karen Armstrong
Director, Sydney Region East
Planning Services
Department of Planning and Environment

**Delegate of the Secretary
of the Department of Planning and Environment**



Mr Matthew Stewart
Interim General Manager
Canterbury Bankstown Council
PO Box 8
BANKSTOWN NSW 1885

Attention: Mr Mitchell Noble

Dear Mr Stewart

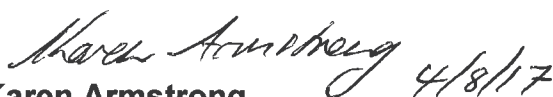
**Planning Proposal PP_2016_CBANK_003_00 – Alteration of Gateway
Determination**

I refer to your letter in relation to revisions to Planning Proposal PP_2016_CBANK_003_00 to include new local heritage items and heritage conservation areas in Hurlstone Park.

I have determined as the delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 14 December 2016 for PP_2016_CBANK_003_00 (as altered). The Alteration of the Gateway Determination to and amended written authorisation to Exercise Delegation are enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Kate Hanson to assist you. Ms Hanson can be contacted on 9860 1453.

Yours sincerely


Karen Armstrong
Director, Sydney Region East
Planning Services

Encl: Alteration to Gateway Determination
Written Authorisation to Exercise Delegation