



Mr Mathew Stewart
Interim General Manager
Canterbury-Bankstown Council
PO Box 77
Campsie NSW 2194

16/08249

Dear Mr Stewart

Planning Proposal PP_2015_CANTE_007_00 – Alteration of Gateway Determination

I refer to your letter of 2 June 2016 seeking an extension of time to complete Planning Proposal PP_2015_CANTE_007_00 to amend the height of buildings and floor space ratio controls applying to land at 5-9 Croydon Street, Lakemba.

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 22 October 2015 for PP_2015_CANTE_007_00. The Alteration of the Gateway Determination is enclosed.

As the subject site is located within the draft Sydenham to Bankstown Urban Renewal Corridor Strategy, I have also decided to include an additional condition that requires the planning proposal to be updated to include a satisfactory arrangements clause in regard to contributions to the provision of designated State public infrastructure. This is consistent with the Strategy and with the Government's approach to funding of infrastructure to support residential uplift in areas that benefit from an urban renewal strategy. The Department is available to assist Council in the wording of such a clause.

If you have any questions in relation to this matter, please contact Helen Wilkins of the Department's Sydney Region East section on (02) 9228 6559.

Yours sincerely

 28 July 2016
Stephen Murray
Executive Director, Regions
Planning Services

Encl:
Alteration to Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_CANTE_007_00)

I, the Executive Director, Regions, 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* (the Act) to alter the Gateway determination dated 22 October 2015 for the proposed amendment to the Canterbury Local Environmental Plan 2012 as follows:

1. Delete:

"condition 1"

and replace with:

a new condition 1 "Prior to exhibition, the planning proposal is to be updated to:

- (a) demonstrate consistency with the draft Sydenham to Bankstown Urban Renewal Corridor Strategy, including justification for any departures from the Strategy;
- (b) include Council's amended/simplified height of buildings map (submission to the Department dated 2 June 2016); and
- (c) include a satisfactory arrangements provision for contributions to State public infrastructure identified under the draft Sydenham to Bankstown Urban Renewal Corridor Strategy."

2. Delete:

"condition 5"

and replace with:

a new condition 5 "The timeframe for completing the LEP is by 28 April 2017."

3. Insert a new condition 6:

"prior to finalisation, the planning proposal is to be amended to demonstrate consistency with any available findings of a draft or final Sydenham to Bankstown Urban Renewal Corridor Strategy."

Dated 28th day of July 2016



Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission