

Gateway Determination

Planning proposal (Department Ref: PP_2016_CANTE_001_00): to amend Canterbury Local Environmental Plan 2012 to correct minor mapping anomalies, typographical errors, LEP text and Schedule 5 - Environmental heritage.

I, the Director, Sydney Region East, 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 an amendment to amend *Canterbury Local Environmental Plan 2012* to correct minor mapping anomalies, typographical errors, LEP text and Schedule 5 - Environmental heritage, should proceed subject to the following conditions:

1. Prior to public exhibition the planning proposal is to be updated to:
 - a) provide justification for the reduction in floor space ratio from 0.9:1 to 0.75:1 for land at 126 Dudley Street, 98 and 100 Broadway, and 1249, 1261, 1263 and 1265 Canterbury Road, Punchbowl (Item 15), as this amendment demonstrates inconsistency with section 117 direction 3.1 Residential Zones.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - the planning proposal must be made publicly available for a minimum of **28 days**; and
 - 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 *A Guide to Preparing LEPs (Department of Planning and Environment 2013)*.
3. 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).
4. The timeframe for completing the Local Environmental Plan is to be **12 months** from the week following the date of the Gateway determination.

Dated 3rd day of March 2016.


Karen Armstrong
Director, Sydney Region East
Planning Services

Delegate of the Greater Sydney Commission