



Office of the Director General

Mr Jim Montague PSM
General Manager
Canterbury City Council
PO Box 77
CAMPSIE NSW 2194

Contact: Michael Kokot
Phone: (02) 9228 6111
Fax: (02) 9228 6244
Email: Michael.Kokot@planning.nsw.gov.au
Postal: GPO Box 39 Sydney NSW 2001

Our ref: PP_2012_CANTE_001_00 (12/19839)
Your ref: T-29-149

Dear Mr Montague,

Planning proposal to amend draft Canterbury Local Environmental Plan 2012

I am writing in response to Council's letter dated 15 November 2012 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend draft Canterbury Local Environmental Plan (LEP) 2012 to facilitate various housekeeping amendments including amendment to the zoning, height of buildings and heritage maps, adding a heritage item, permitting medical centres as part of a mixed use development in various business zones and prohibiting amusement centres in the B6 Enterprise Corridor zone.

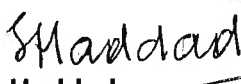
As delegate of the Minister for Planning and Infrastructure, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

The amending LEP is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The NSW State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Michael Kokot of the regional office of the department on 02 9228 6111.

Yours sincerely,


Sam Haddad
Director General

21/12/2012

Gateway Determination

Planning proposal (Department Ref: PP_2012_CANTE_001_00): to facilitate various housekeeping amendments.

I, the Director General, Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to draft Canterbury Local Environmental Plan (LEP) 2012 to facilitate various housekeeping amendments including amendment to the zoning, height of buildings and heritage maps, adding a heritage item, permitting medical centres as part of a mixed use development in various business zones and prohibiting amusement centres in the B6 Enterprise Corridor zone should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning and Infrastructure 2012)* and must be made publicly available for **14 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 *A Guide to Preparing LEPs (Department of Planning and Infrastructure 2012)*.
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
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 EP&A 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 LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 21st day of December 2012.



Sam Haddad
Director General
Delegate of the Minister for Planning and
Infrastructure