

Gateway Determination

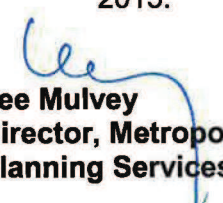
Planning proposal (Department Ref: PP_2015_CANTE_0500_00): to rezone land and increase Floor Space Ratio (FSR) at 135-137 Victoria Road, Punchbowl.

I, the Director, Metropolitan (CBD) Planning Services, at the Department of Planning and Environment as delegate of the Minister for Planning, 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 rezone 135-137 Victoria Road, Punchbowl, from R3 Medium Density Residential to R4 High Density Residential and increase the Floor Space Ratio from 0.5:1 to 0.75:1, should proceed subject to the following conditions:

1. Prior to public exhibition the planning proposal is to be updated to:
 - justify the inconsistency with the Canterbury Residential Development Strategy; and
 - consider Ministerial Section 117 Direction 4.1 Acid Sulfate Soils.
2. Consultation is required under section 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is considered to be routine as described in *A Guide to Preparing LEPs (Department of Planning and Environment 2013)* and must be made publicly available for a minimum of **28 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 Environment 2013)*.
2. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:
 - Transport for NSW; and
 - Department of Education and Communities.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
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 **9 months** from the week following the date of the Gateway determination.

Dated 26th day of August 2015.


Lee Mulvey
Director, Metropolitan (CBD)
Planning Services

Delegate of the Minister for Planning