



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

15/11563

Dear Mr Montague,

Planning proposal to amend Canterbury Local Environmental Plan 2012

I am writing in response to your Council's letter dated 23 July 2015 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone land at 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.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination. I have agreed that the proposal's inconsistency with Section 117 Direction 4.1 Acid Sulfate Soils is of minor significance. No further approval is required in relation to this Direction.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan 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 to draft and finalise the Local Environmental Plan should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment's regional team for administrative purposes.

The State Government is committed to reducing the time taken to complete Local Environmental Plans 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 section 54(2)(d) of the Act if the time frames outlined in this determination are not met.



Should you have any queries in regard to this matter, please contact Ms Helen Wilkins of the Department's regional office on (02) 9228 6559.

Yours sincerely,

Lee Mulvey
Director, Metropolitan (CBD)
Planning Services

Encl: Gateway Determination; Written Authorisation to Exercise Delegation