

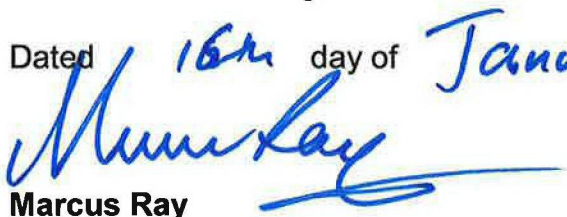
Gateway Determination

Planning proposal (Department Ref: PP_2015_CANTE_008_00): to make various (housekeeping) amendments to Canterbury LEP 2012.

I, the Deputy Secretary, 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 make various (housekeeping) amendments to Canterbury LEP 2012, should proceed subject to the following conditions:

1. Prior to public exhibition the planning proposal is to be updated to:
 - a) remove the proposal to reduce the maximum building height in R4 High Density Residential zones from 11.5 to 11.0m (item c);
 - b) with regard to the proposal to apply FSR controls for dwelling houses and semi-detached dwellings (item d), include further examples of how the equivalent FSR has been derived, to demonstrate how the FSRs translate for a wider variety of lot sizes and dwelling types than the example cited; and
 - c) with regard to the proposal to insert the standard local provision for sex service premises (item e), include the current model clause.
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 **9 months** from the week following the date of the Gateway determination.

Dated 16th day of January 2016.



Marcus Ray
Deputy Secretary
Planning Services

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Canterbury City Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2015_CANTE_008_00	Planning proposal to make various (housekeeping) amendments to Canterbury LEP 2012, should proceed

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated

16 January 2015


Marcus Ray
Deputy Secretary
Planning Services