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Mr Jim Montague
General Manager
Canterbury City Council
PO Box 77
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Our ref: PP_2015_CANTE_009_00 (16/04329)

Dear Mr Montague

Planning proposal to amend Canterbury Local Environmental Plan 2013

I refer to Council's letter dated 6 November 2015 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 maximum building height controls for 538-546 Canterbury Road, Campsie, and 570-580 Canterbury Road, Belmore under *Canterbury Local Environmental Plan 2012*.

As delegate of the Greater Sydney Commission, I have determined the planning proposal should proceed subject to the conditions outlined in the attached Gateway Determination.

The Department is broadly supportive of the intent of the planning proposal, however, further consideration of the built form, social, traffic and parking impacts of the planning proposal and the approved development of the adjoining site at 548-568 Canterbury Road is required. The planning proposal is to be updated prior to exhibition to give consideration to these matters and to justify the proposal's departure from Council's Residential Development Strategy 2013.

Also prior to public exhibition, the planning proposal is to be updated to demonstrate consistency with the requirements of section.117 Direction 1.1 Business and Industrial Zones and SEPP 55 Remediation of land.

I also note the subject site is located within the recently exhibited draft *Sydenham to Bankstown Urban Renewal Corridor Strategy* area. The planning proposal will need to be updated prior to exhibition to demonstrate the proposal's consistency with the draft Strategy, including justification for any departures from the draft Strategy.

The amending Local Environmental Plan (LEP) is to be finalised within **12 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 to the Department eight weeks prior to the projected publication date.

The 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 section 54(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, I have arranged for Mr Andrew Watkins of the Department's Sydney Region East office to assist you. Mr Watkins can be contacted on (02) 9228 6558.

Yours sincerely



Martin Cooper
Acting Director, Sydney Region East
Planning Services

Encl: Gateway Determination