

Gateway Determination

Planning proposal (Department Ref: PP_2015_CANTE_009_00): to amend Canterbury Local Environmental Plan 2012 by increasing the maximum permissible building height from 18 metres to 25 metres for land at 538-546 Canterbury Road, Campsie and 570-580 Canterbury Road, Belmore.

I, the Director, Sydney Region East, Planning Services, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that amendments to the Canterbury Local Environmental Plan 2012 to increase the maximum permissible building height from 18 metres to 25 metres for land at 538-546 Canterbury Road, Campsie and 570-580 Canterbury Road, Belmore should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, the planning proposal is to be updated to:
 - a. demonstrate consistency with the draft Sydenham to Bankstown Urban Renewal Corridor Strategy, including justification for any departures from the draft Strategy;
 - b. provide justification for the planning proposal in relation to the objectives and requirements of section 117 Direction 1.1 Business and Industrial Zones;
 - c. provide further traffic and parking analysis to:
 - a. demonstrate how the additional traffic and parking demand generated by the planning proposal and its increased dwelling yield can be accommodated; and
 - b. address the cumulative traffic and parking impacts of this planning proposal, and the approved development of the adjoining site at 548-568 Canterbury Road.
 - d. include an Urban Design Study/Assessment to:
 - i) justify the inconsistency with Council's Residential Development Strategy 2013; and
 - ii) address the suitable built form of this planning proposal, and the approved development of the adjoining site at 548-568 Canterbury Road.
 - e. address the social impacts (including consideration of the capacity of existing education, health and emergency services, and the potential relocation of existing occupiers of 576, 578 and 580 Canterbury Road, Belmore) of this planning proposal and the approved development of the adjoining site at 548-568 Canterbury Road
 - f. include current and proposed Height of Building Maps (in accordance with the Standard Technical Requirements for LEP Mapping); and
 - g. demonstrate compliance with the provisions of *State Environmental Planning Policy 55 Remediation of Land*.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 (the Act) as follows:
 - a. the planning proposal is considered routine 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).
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act in relation to the proposal:
- NSW Roads and Maritime Services;
 - NSW Department of Education and Communities;
 - NSW Health;
 - NSW Department of Family and Community Services;
 - Ambulance Service of NSW;
 - NSW Police Force;
 - Fire and Rescue NSW;
 - Sydney Trains;
 - Sydney Water;
 - Energy Australia
- The public authorities are 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.
4. Should any of the authorities identified in Condition 3 request any additional information, or specify any additional matters to be addressed in the planning proposal, the planning proposal is to be revised accordingly, and a copy of the submission is to be included with the revised planning proposal.
5. 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).
6. The time frame for completing the LEP is to be 12 months from the week following the date of Gateway determination.

Dated 6TH day of APRIL 2016.



Martin Cooper
Acting Director, Sydney Region East
Planning Services

Delegate of the Greater Sydney
Commission