



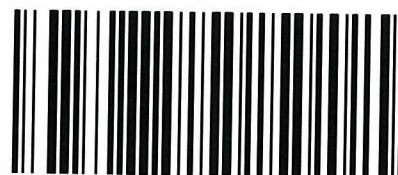
City of Canterbury

City of Cultural Diversity

Our Reference: T-29-154 Pt3

Enquiries: Brad McPherson
Direct Phone: 9789 9398
Direct Fax: 9789 1542

Mr Lee Mulvey
Metro Delivery (East)
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2000



PCU54949

Dear Mr Mulvey

Subject Planning Proposal to amend Canterbury LEP 2012 and Reclassification of Land at 15 Close Street, Canterbury

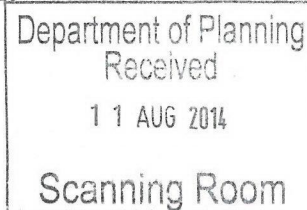
I am writing to you to advise that on 26 June 2014, Council resolved under Section 54(4) of the *Environmental Planning and Assessment Act, 1979* to prepare an amendment to Canterbury LEP 2012 to rezone land located at 15 Close Street, Canterbury. In doing so, Council also resolved to reclassify the site from Community land to Operational land under the Local Government Act, 1993.

The intention of the Planning Proposal is to:

- Rezone the site from RE1 Public Recreation to R4 High Density Residential;
- Introduce a range of maximum building heights (11.5 metres – 26 metres), and a maximum FSR of 2.4:1;
- require a minimum 1,250m² of 'community facility' uses to be provided on site; and
- permit 'restaurant or café' as an additional permitted use.

Council has commissioned a team of specialist consultants to prepare a Planning Proposal for the site, and is submitting this for a Gateway Determination as set out in Sections 55 and 56 of the *Environmental Planning and Assessment Act, 1979*. As required by Clause 9 of the *Environmental Planning and Assessment Regulation, 2000*, please find enclosed:

- A copy of the report to Council and minutes. Please note that as the land is owned by Council, the matter was considered in a closed session and accordingly it is requested the Council report and minutes remain confidential;
- A copy of the Planning Proposal and supporting documents prepared by the specialist team;
- Copies of relevant maps.



Canterbury City Council, Administration Centre 137 Beamish Street • PO Box 77 Campsie NSW 2194

When writing to Council please address your letter to the GENERAL MANAGER, MR JIM MONTAGUE

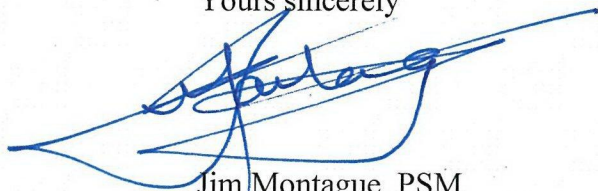
Phone: (02) 9789 9300 Fax: (02) 9789 1542 TTY: (02) 9789 9617 DX 3813 Campsie

email:council@canterbury.nsw.gov.au website:www.canterbury.nsw.gov.au

ABN: 55 150 306 339

If you require any further assistance, please contact our Group Manager Governance, Brad McPherson on 9789 9398 or Bradmc@canterbury.nsw.gov.au

Yours sincerely



Jim Montague PSM
GENERAL MANAGER
15 July 2014