



Mr Matthew Stewart
General Manager
City of Canterbury Bankstown Council
PO Box 8
BANKSTOWN NSW 1885

Dear Mr Stewart

Planning proposal PP_2015_CANTE_007_02

I refer to your planning proposal PP_2015_CANTE_007_02 to amend height and floor space ratio controls to facilitate the development of the land at 5-9 Croydon Street, Lakemba.

I have considered Council's request that this matter be finalised in accordance with the amended planning proposal submitted. I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 22 October 2015 for PP_2015_CANTE_007_02 (since altered). The Alteration of Gateway determination is enclosed.

I note that Council has not yet amended the proposal to address conditions of the Gateway determination requiring consideration of the draft Sydenham to Bankstown Urban Renewal Corridor Strategy and inclusion of satisfactory arrangements provisions for contributions to State public infrastructure under this strategy.

The Department notes the revised height and reduced floor space ratio controls in the planning proposal as submitted for finalisation. No alteration to the Gateway determination is required to facilitate these changes.

If you have any questions in relation to this matter, I have arranged for Ms Teresa Gizzi to assist you. Ms Gizzi can be contacted on 02 8275 1124.

Yours sincerely


Amanda Harvey 5/8/19
Director, Sydney Region East
Place, Design and Public Spaces

Encl: Alteration of Gateway Determination



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_CANTE_007_02)

I, the Director, Sydney Region East, at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 22 October 2015 (since altered) for the proposed amendment to the Canterbury Local Environmental Plan 2012 as follows:

1. Delete:

"condition 5"

and replace with:

a new condition 5 "The timeframe for completing the LEP is by 17 January 2020."

2. Insert a new condition 7:


"The planning proposal is to be amended to remove reference to the site specific clause restricting the application of the new building height and FSR standards until a laneway is provided along the northern and western boundaries. The proposal is to be amended to outline the intended outcome of the laneway and not include a draft clause."

3. Insert a new condition 8:

"Further community consultation is required under schedule 1, clause 4 of the Act and:

- (a) prior to re-exhibition, the proposal should be returned to the Department to ensure all Gateway conditions are met; and
- (b) the planning proposal must be made publicly available for an additional minimum of 28 days"

Dated 5th day of August 2019.


Amanda Harvey
Director, Sydney Region East
Place, Design and Public Spaces
Department of Planning Industry and
Environment

**Delegate of the Minister for Planning
and Public Spaces**