



Mr Matthew Stewart
Interim General Manager
Canterbury-Bankstown Council
PO Box 77
Campsie NSW 2194

Our ref: 15/10659
Your ref: T-29-156

Dear Mr Stewart

Planning Proposal PP_2015_CANTE_004_00 – Alteration of Gateway Determination

I refer to your letter of 3 February 2017 in relation to revisions to planning proposal PP_2015_CANTE_004_00 to rezone light industrial land at 15-33 Brighton Street, Croydon Park, to residential uses and amend the planning controls.

I have determined as the delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway Determination dated 18 September 2015 for PP_2015_CANTE_004_00. The Alteration of the Gateway Determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Rachel Johnston, Planning Officer within the Department's Sydney Region East Section to assist you. Ms Johnston can be contacted on (02) 9274 6325.

Yours sincerely



27/02/2017

Martin Cooper
Acting Director, Sydney Region East
Planning Services

Encl:
Alteration to Gateway Determination



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_CANTE_004_00)

I, the Director, Sydney Region East, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 18 September 2015 for the proposed amendment to the Canterbury Local Environmental Plan 2012 as follows:

1. Change the description of the Planning Proposal

from "rezone light industrial land at 15-33 Brighton Street, Croydon Park, from IN2 Light Industrial to R4 High Density Residential, increase the floor space ratio from 1:1 to 2:1 and introduce a maximum building height of 15 metres"

to "rezone light industrial land at 15-33 Brighton Street, Croydon Park, from IN2 Light Industrial to R4 High Density Residential, increase the floor space ratio from 1:1 to 1.4:1 and introduce maximum building heights of part 14 metres and part 17.5 metres".

2. Delete:

"condition 5"

and replace with:

a new condition 5 "The timeframe for completing the LEP is by 25 September 2017"

3. Delete:

"condition 1"

and replace with:

a new condition 1 "Prior to community consultation, the planning proposal is to be updated to:

- (a) demonstrate consistency with the Draft South District Plan, released on 21 November 2016; and
- (b) include a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines, to meet requirements under *State Environmental Planning Policy 55 – Remediation of Land* (SEPP 55)."

Dated 27TH day of FEBRUARY 2017


Martin Cooper
Acting Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission