



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

Our ref: 17/06618
Your ref: H-59-10

Attention: Mr Warren Farleigh & Mr Allan Shooter

Dear Mr Stewart

Planning Proposal PP_2016_CBANK_003_00 – Alteration of Gateway Determination

I refer to your letter of 28 April 2017 in relation to revisions to Planning Proposal PP_2016_CBANK_003_00 to include new local heritage items and heritage conservation areas in Hurlstone Park.

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 14 December 2016 for PP_2016_CBANK_003_00. The Alteration of the Gateway Determination and Written Authorisation to Exercise Delegation are enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Rachel Johnston to assist you. Ms Johnston can be contacted on (02) 9274 6325.

Yours sincerely

16.5.17

Sandy Chappel
Director, Sydney Region East
Planning Services

Encl:

Alteration to Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_CBANK_003_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 14 December 2016 for the proposed amendment to the Canterbury Local Environmental Plan 2012 as follows:

1. Change the description of the Planning Proposal

from "To include new local heritage items and heritage conservation areas in Hurlstone Park"

to "To include new local heritage items and heritage conservation areas in Hurlstone Park, rezone R4 High Density Residential and R3 Medium Residential within the proposed heritage conservation areas to R2 Low Density Residential, and amend the maximum building height in the B2 Local Centre zone within the proposed heritage conservation area from 14m to 11m (0 dwellings, 0 jobs)."

2. Delete:

"condition 4"

and replace with:

new condition 4 "Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant s117 Directions:

- Office of Environment and Heritage
- Department of Education and Communities
- Ausgrid
- Inner West Council
- Transport for NSW.

Each public authority is 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."

Dated

16th

day of

May

2017


Sandy Chappel

Director, Sydney Region East

Planning Services

Department of Planning and Environment

Delegate of the Greater Sydney Commission

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Canterbury Bankstown Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2016_CBANK_003_00	Planning proposal to include new local heritage items and heritage conservation areas in Hurlstone Park, rezone R4 High Density Residential and R3 Medium Residential within the proposed heritage conservation areas to R2 Low Density Residential, and amend the maximum building height in the B2 Local Centre zone within the proposed heritage conservation area from 14m to 11m (0 dwellings, 0 jobs).

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 16 May 2017



Sandy Chappel
Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission