



Professor Mary O'Kane AC
Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000



Dear Professor O'Kane

Request for Gateway determination review – PP_2015_CANTE_006_01

I am writing to advise that the Department of Planning and Environment has received a Gateway determination review request for the above planning proposal. Details of the planning proposal are summarised below:

Dept. Ref. No	GR_2018_CBANKS_001_00
LGA	Canterbury-Bankstown
LEP to be amended	Canterbury LEP 2012
Address/ location	642-644, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A, 2B, 2C and 2D Liberty Street, Belmore
Proposal	<p>The planning proposal seeks to amend the planning controls for the subject site in the Canterbury LEP 2012 to:</p> <ul style="list-style-type: none">• rezone the site from part B6 Enterprise Corridor and part R3 Medium Density Residential to B5 Business Development;• alter the maximum building height from 8.5m and 12m to 0m, 3m, 14m, 16m, 17m, 18m, 22m and 25m; and• identify the subject site as a key site. <p>The planning proposal aims to enable the site to be redeveloped to accommodate 147 dwellings and 415m² of commercial uses.</p>

The proponent has requested a review of the Gateway determination as they believe the planning proposal should proceed. The Greater Sydney Commission's delegate determined on 21 August 2018 that the proposal should not proceed.

The commission is requested to review the planning proposal and prepare advice concerning the merits of the review request. The advice should include a clear and concise recommendation to the Minister's delegate confirming whether, in its opinion, the planning proposal should proceed past Gateway.

The advice and recommendation should be provided within 28 days of receipt this letter and sent to the Department of Planning and Environment at GPO Box 39, Sydney NSW 2001.

The Department's justification assessment and recommendation report are enclosed and include the following:

- planning proposal (2014);
- Canterbury Residential Development Strategy (2013);
- Gateway determination (2015);
- Canterbury Road Review (2017);
- Current planning controls under the Canterbury LEP 2012;
- Local Planning Panel Minutes (13 June 2018);
- Alteration of Gateway determination (21 August 2018);
- letter to proponent (18 October 2018); and
- proponent's justification (2018).

The Department's *A guide to preparing local environmental plans* provides advice on procedures for the various stages in the independent review process. The guide is available on the Department's website at planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/Resources.

Should you have any enquiries about this matter, I have arranged for Ms Amanda Harvey, Director, Sydney Region East, at the Department to assist you. Ms Harvey can be contacted on 8275 1128.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

Encl: Department's justification assessment and recommendation report

21/12/2018