



Mr Tony McNamara
Director of Planning and Environment
City of Canada Bay
Locked Bag 1470
DRUMMOYNE NSW 1470

11/16954

Dear Mr McNamara

Planning proposal for Strathfield Triangle (PP_2010_CANAD_002_00)

I refer to Council's letter of 12 September 2011 requesting the Department grant an extension of 6 months to finalise a planning proposal ('PP') for Strathfield Triangle. This is the third extension request for this PP.

The PP amends the Canada Bay Local Environmental Plan (LEP) 2008 by updating the planning controls for the Strathfield Triangle. In addition, the PP introduces new development standards, deletes local heritage items and identifies land required for acquisition.

I note that Council has exhibited the PP in excess of 100 days and has resolved to make post exhibition changes which it intends to re-exhibit. I understand that Council is unlikely to be able to meet the 31 December 2011 deadline to finalise the PP because of this decision and that a further 6 month extension is now being sought.

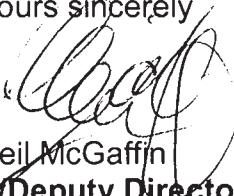
As delegate of the Director-General, I have carefully considered your request for a 6 month extension and have decided to grant the extension. Council was previously advised in a letter dated 5 July 2011 that any further extensions to complete the PP would be unlikely. However, I am aware that the PP is at a critical stage and support Council in finalising controls for Strathfield Triangle.

The completion timeframe has now been extended to 30 June 2012. The remaining conditions attached to the original Gateway Decision continue to apply.

I note that Council has decided to allow commercial uses on the ground floor of the proposed R4 High Density Residential zone in Strathfield Triangle, and that it proposes to include these under Schedule 1 of the Draft LEP. Including these additional uses in Schedule 1 of the Draft LEP is not supported and I urge Council to liaise with the Department to identify a suitable alternative approach to achieve the desired outcome.

Should you have any further enquiries about this matter, I have arranged for Danijela Karac-Cooke, Sydney East Planning Teams, of the Department of Planning and Infrastructure to assist you. Ms Karac-Cooke can be contacted on telephone number 02-9228-6207.

Yours sincerely

 6.10.11
Neil McGaffin
**As Deputy Director General
Plan Making and Urban Renewal**