



Mr Gary Sawyer
General Manager
Canada Bay Council
Locked Bag 1470
CANADA BAY NSW 1470

Our ref: PP_2017_CANAD_001_00 (16/16078)

Dear Mr Sawyer

**Planning Proposal to amend Canada Bay Local Environmental Plan 2013 –
25 George Street, North Strathfield**

I am writing in response to your Council's letter requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal to rezone land at 25 George Street, North Strathfield from IN1 General Industrial to R3 Medium Density Residential and amend associated development standards.

As delegate of the Greater Sydney Commission, I have now determined the Planning Proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Department of Planning and Environment's Secretary, the Planning Proposal's inconsistency with S117 Direction 1.1 Business and Industrial Zones is justified by the terms of the Direction. No further approval is required in relation to this Direction.

Council will still need to obtain the agreement of the Department of Planning and Environment's Secretary to comply with the requirements of 7.3 Parramatta Road Corridor Urban Transformation Strategy. Council should ensure this occurs prior to the plan being made.

I note that the proposal has been influenced by Council's draft Concord West Masterplan and that Council anticipates rezoning proposals for all of the other sites identified under the Draft Masterplan. I encourage Council in this regard to consider submitting this Draft Masterplan to the Department for endorsement as it would aid in testing the strategic merit of future proposals.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this Planning Proposal. I have considered the nature of Council's Planning Proposal and have

decided not to issue an authorisation for Council to exercise delegation to make this plan, given that the matter was subject to a Rezoning Review.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the Planning Proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 8 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Ms Ella Wilkinson of the Department's regional office to assist you. Ms Wilkinson can be contacted on (02) 9373 2833.

Yours sincerely

 11 April 2017
Stephen Murray
Executive Director, Regions
Planning Services

Encl:
Gateway Determination