



Planning & Environment

Mr Gary Sawyer
General Manager
City of Canada Bay Council
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Our ref: PP_2015_CANAD_005_00 (15/16450)

Dear Mr Sawyer

I refer to Council's letter dated 30 September 2015 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to change the zoning and development standards applying to land at 2, 2A and 4 Rothwell Avenue, Concord West.

As delegate to the Minister for Planning, I have determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have agreed that the planning proposal's inconsistency with section 117 Directions 1.1 Business and Industrial zones and 4.3 Flood Prone Land are justified. I have also agreed that the inconsistency with Direction 4.1 Acid Sulfate Soils is of minor significance. No further approval is required in relation to these Directions.

I note that the subject site is located within the Homebush Precinct identified in the draft *Parramatta Road Urban Transformation Strategy*. Prior to public exhibition, the planning proposal is to be updated to include a new satisfactory arrangements clause in regard to contributions to the provision of designated State public infrastructure identified as part of the Strategy. The Department is available to assist Council in the wording of such a clause.

Council should also demonstrate that the proposal is consistent with the draft strategy or any final version of the strategy as the case may be.

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 decided not to issue an authorisation for Council to exercise delegation to make this plan, given the importance of a consistent approach to rezonings within the Parramatta Road Corridor.

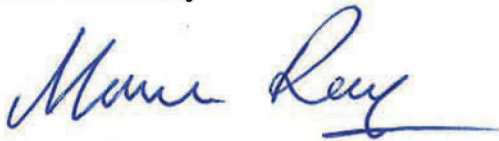
The amending Local Environmental Plan is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the

Department of Planning and Environment to draft and finalise the Local Environmental Plan 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 Minister may take action under section 54(2)(d) of the Act if the timeframes outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Ms Deewa Baral, of the Department's Metropolitan (CBD) branch on (02) 9228 6572.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Marcus Ray', with a stylized flourish at the end.

Marcus Ray
Deputy Secretary,
Planning Services

Encl: Gateway Determination

14/01/2016