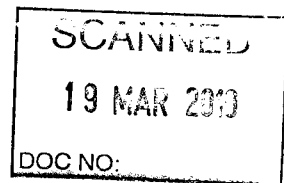




Planning



Mr Gary Sawyer
General Manager
City of Canada Bay
Locked Bag 1470
DRUMMOYNE NSW 1470

10/05592

Dear Mr Sawyer

I refer to your letter to the Director General on 24 February 2010 and a meeting held with your Mr Tony McNamara on 2 March 2010 regarding the process for amending planning controls for Rhodes West.

My letter of 23 December 2009 to Council advised that the preferred process for amending the planning controls for Rhodes would be through the new 'Gateway process' under Part 3 of the *Environmental Planning and Assessment Act 1979* where Council submits a planning proposal.

The merits of pursuing the amendment to the planning controls under the Part 3 planning proposal process, as an alternative to a State Environmental Planning Policy (SEPP) amendment are that:

- it allows for Council to better manage the process of facilitating voluntary planning agreements with individual landowners as part of the rezoning process;
- it will achieve a timely outcome with timeframes largely given by Council. I note that Council representatives have agreed to forward a project timeline for LEP preparation for the Departments information;
- it is consistent with the Government's policy of reducing SEPPs, (including Regional Environmental Plans as deemed SEPPs); and
- it reduces duplication in the process of incorporating the Rhodes Peninsula into the Comprehensive LEP.

Given the extent of detailed work already completed by Council and the level of community consultation already undertaken, it is considered that a planning proposal put to the "LEP Gateway" by Council would be dealt with expeditiously (within two weeks). As the strategic justification of the council proposal has already been well established, it is likely that an LEP production program of six months could be set for Council to work to.

The Department looks forward to receiving the planning proposal and proposed timeframes. Should you have any further queries regarding this matter, I have arranged for Mr Michael File, A/ Director, Sydney Region East to assist. Mr File can be contacted at the Department's Bridge Street office on 02 9228 6113 or via e-mail michael.file@planning.nsw.gov.au.

Yours sincerely



17/3/10

Tom Gellibrand
Deputy Director-General
Plan making and Urban Renewal