



Contact: Sandy Shewell
Phone: (02) 8575 4110
Email: Sandy.Shewell@planning.nsw.gov.au
Postal: GPO Box 39 Sydney NSW 2001

Our ref: PP_2013_CANAD_003_00 (13/18007)

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

Dear Mr Sawyer,

Planning proposal to amend Canada Bay Local Environmental Plan 2013

I am writing in response to your Council's letter dated 29 October 2013 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Canada Bay Local Environmental Plan (LEP) 2013 to remove car parking as an additional permitted use on land at 69 Renwick Street, Drummoyne, from Schedule 1 of the LEP.

As delegate of the Minister for Planning and Infrastructure, I have now determined the planning proposal should not proceed for the reasons outlined in the attached Gateway determination.

It is noted that Roads and Maritime Services (RMS) has not granted approval for the former RSL site to be accessed via Victoria Road. Given the potential safety and traffic impacts on Victoria Road it is considered that access to the former RSL site should be maintained from Renwick Street.

Therefore, the proposed removal of "car parking" as an additional permitted use for land at 69 Renwick Street, Drummoyne is not supported.

Should you have any queries in regard to this matter, I have arranged for Ms Sandy Shewell of the Department's regional office to assist you. Ms Shewell can be contacted on (02) 8575 4115.

Yours sincerely,


per  **Richard Pearson** 23.12.13
Deputy Director General
Growth Planning & Delivery

Encl:
Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2013_CANAD_003_00): to remove an additional use that permits a car parking in association with an adjoining development in Drummoyne.

I, the Deputy Director General, Growth Planning and Delivery at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Canada Bay Local Environmental Plan (LEP) 2013 to amend the Canada Bay Local Environmental Plan (LEP) 2013 to remove car parking as an additional permitted use on land at 69 Renwick Street, Drummoyne, from Schedule 1 of the LEP should not proceed for the following reasons:

1. RMS has refused access from 162-166 Victoria Road, Drummoyne to the former Drummoyne RSL site and the removal of vehicular access from Renwick Street is not considered appropriate due to a lack of alternative access and therefore is not supported.
2. The planning proposal is inconsistent with the *State Environmental Planning Policy (Infrastructure) 2007* (SEPP Infrastructure) as it seeks to remove vehicle access to a site which fronts a classified road. The Infrastructure SEPP requires that the consent authority must not grant consent to the development on land that has a frontage to a classified road unless:
 - where practicable, vehicular access to the land is provided by a road other than the classified road; and
 - the safety, efficiency and ongoing operation of the classified road will not be adversely affected.

Council has not satisfactorily addressed the inconsistency and identified how the subject land can be safely and practically accessed.

3. The planning proposal is inconsistent with the draft Metropolitan Strategy for Sydney to 2031 and draft Inner West Subregional Strategy which encourage growth along centres and corridors with good access to services and public transport. Removing vehicular access from 69 Renwick Street to the former RSL site will result in the club site, which is located in close proximity to shops and public transport and is zoned for mixed use purposes, being land locked and will prevent opportunities for the site to accommodate housing and jobs.

Dated 23rd day of December 2013.



Richard Pearson
Deputy Director General
Growth Planning & Delivery
Department of Planning & Infrastructure

Delegate of the Minister for Planning & Infrastructure