

Mr Gary Sawyer
General Manager
City of Canada Bay Council
1a Marlborough Street
DRUMMOYNE NSW 2047

Dear Mr Sawyer

**Planning Proposal PP_2017_CANAD_004_00 to amend Canada Bay Council
Local Environmental Plan 2013**

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal to amend Schedule 1 of Canada Bay LEP 2013 to include development of car parking in association with Canada Bay Club as an additional permitted use at 8 Bevin Avenue, Five Dock.

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 Secretary, the Planning Proposal's inconsistencies with Section 117 Directions 3.1 Residential Zones, 6.3 Site Specific Provisions and 7.1 Implementation of *A Plan for Growing Sydney* are justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

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 to issue an authorisation for Council to exercise delegation to make this plan.

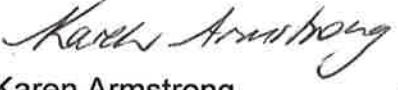
The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

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 further enquiries about this matter, I have arranged for Mr Andrew Watkins to assist you. Mr Watkins can be contacted on (02) 9274 6558.

Yours sincerely

 4/8/17
Karen Armstrong
**Director, Sydney Region East
Planning Services**

Encl: Gateway Determination
Written Authorisation to Exercise Delegation
Delegated Plan Making Reporting Template