



Mr John Clark
General Manager
City of Canada Bay
Locked Bag 1470
DRUMMOYNE NSW 1470

Dear Mr Clark

Planning proposal PP-2021-3003 to amend Canada Bay Local Environmental Plan 2013

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend Schedule 1 of the Canada Bay Local Environmental Plan 2013 to include 'business premises' as an additional permitted use for the land at Unit 1 and Unit 2 at 2 Bechert Road, Chiswick.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination. It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within **8 months** of the date of the Gateway determination. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry 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 Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Tim Green to assist you. Mr Green can be contacted on (02) 8275 1065 .

Yours sincerely

A handwritten signature in black ink, appearing to be 'LL' or 'Laura Locke', written in a cursive style.

26 August 2021

Laura Locke

**Director, Eastern and South Districts
Department of Planning, Industry and
Environment**

**Delegate of the Minister for Planning
and Public Spaces**

Enclosed: Gateway determination