

Ref: PP2021/0001

24 May 2021

Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Ms Laura Locke
Director Eastern & South District
Eastern Harbour City

cc. Mr Tim Green

Dear Ms Locke,

Subject: Planning Proposal Application – Parramatta Road Corridor Urban Transformation Strategy (Stage 1)

On 18 May 2021 Council resolved to submit the Planning Proposal for Stage 1 of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) to the Department of Planning, Industry and Environment for a Gateway determination.

The Planning Proposal seeks to amend the *Canada Bay Local Environmental Plan 2013* by amending the zoning and built form controls for land in the LGA that is within the Stage 1 areas of PRCUTS, also known as the 2016 - 2023 release areas, of the Kings Bay, Burwood-Concord and Homebush North precincts.

The Planning Proposal is largely consistent with the recommendations in the PRCUTS, with refinements that are justified by Council's comprehensive evidence-based studies. The studies were developed to address the PRCUTS Planning and Design Guidelines, the Infrastructure Schedule and the Implementation Plan and to also give effect to the Eastern Sydney District Plan, the Canada Bay Local Strategic Planning Statement (LSPS) and the Canada Bay Local Housing Strategy (LHS).

Council seeks the Department's consideration of the proposed changes to the LEP under the provisions of section 3.34 of the *Environmental Planning and Assessment Act 1979* and it is requested that the Department allow 18 months for Council to submit the Planning Proposal for drafting, noting that the Planning Proposal represents a major urban renewal of established areas.

Council is seeking delegation to complete the draft Plan.

Should you have any questions in relation to this matter or require further information, please contact, Helen Wilkins, Senior Strategic Planner on 9911 6292.

Yours sincerely,



Paul Dewar
Manager, Strategic Planning

Attachments:

Planning Proposal with Appendices

Draft LEP Maps

Draft PRCUTS Community Infrastructure Map_for exhibition only

PRCUTS Urban Design Masterplan – Kings Bay Precinct 2021

PRCUTS Urban Design Masterplan – Burwood-Concord Precinct 2021

PRCUTS Urban Design Masterplan – Homebush North Precinct 2021

PRCUTS Public Domain Plan 2020

PRCUTS Sustainable Precincts Strategy 2020

PRCUTS Flood Risk Assessment – Kings Bay and Burwood-Concord Precincts 2020

Draft Concord West Precinct Master Plan Flood Study 2015

PRCUTS Preliminary Site Investigation (Contamination) 2018

Canada Bay Urban Tree Canopy Strategy 2019

Canada Bay Local Housing Strategy (LHS) – Minister endorsed

Canada Bay Local Strategic Planning Statement (LSPS) – GSC assured

Local Planning Panel Minutes – 18 February 2021

Council Report – 18 May 2021

Draft Council Minutes – 18 May 2021 (to be ratified at next Council meeting)

PRCUTS LEP – Evaluation criteria for the delegation of plan making functions

PRCUTS LEP – Information Checklist