

Gateway Determination

Planning proposal (Department Ref: PP-2021-6169): to amend the Canada Bay Local Environmental Plan 2013 to amend the land use zoning to R3 Medium Density Residential, increase the height controls to part 16m and part 22m, and increase the FSR controls to 1.9:1, applying to land at 176-184 George Street, Concord West

I, the Executive Director, Metro East and South at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Canada Bay Local Environmental Plan 2013 to amend the land use zoning to R3 Medium Density Residential, increase the height controls to part 16m and part 22m, and increase the FSR controls to 1.9:1, applying to land at 176-184 George Street, Concord West should not proceed for the following reasons:

1. the Department has issued a Gateway determination for a separate planning proposal that would achieve the same outcomes; and
2. exhibiting a proposal providing for the same outcomes on the site as the Canada Bay Council's PRCUTS planning proposal would confuse the local community and Government agencies who have already been consulted. This would be inconsistent with the NSW Government's approach to provide for a simpler planning system to facilitate the delivery of jobs and homes.

Dated 18th day of August 2022.



Amanda Harvey
Executive Director, Metro East and South
Planning and Land Use Strategy
Department of Planning and Environment

Delegate of the Minister for Planning