

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

Our ref: IRF22/2792

Dear Mr Clark

Planning proposal PP-2021-6169 to amend Canada Bay Local Environmental Plan 2013

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) on 22 October 2021 in respect of the planning proposal 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.

As delegate of the Minister for Planning, I have determined that the planning proposal should not proceed. Whilst the planning proposal is strategically aligned with relevant State and local plans and the Parramatta Road Corridor Urban Transformation Strategy 2016 (PRCUTS), it is a duplication in process.

Specifically, the subject planning proposal seeks to achieve the same outcome for 176-186 George Street, Concord West as Canada Bay Council's PRCUTS 2016-2023 release areas planning proposal (PP-2021-3619). It is also noted that Council's PRCUTS proposal is in post exhibition phase.

The Department has been working to reform the planning system and a key part of the reform program involves delivering improved processes for assessing and finalising planning proposals more efficiently. Progressing this planning proposal does not align with the objectives of these reforms which aims to reduce timeframes and improve processes to provide for a simpler planning system which facilitates the delivery of jobs and homes.

The Department looks forward to working with Council to progress the PRCUTS release areas planning proposal to finalisation in a timely manner.

Should you have any enquiries about this matter, I have arranged for Alexander Galea, Manager, Infrastructure Planning to assist you. Mr Galea can be contacted on (02) 8289 6793.

Yours sincerely



Amanda Harvey
Executive Director, Metro East and South
Planning and Land Use Strategy
18 August 2022

Encl: Gateway determination