

Mr John Clark
General Manager
City of Canada Bay Council
Locked Bag 1470
DRUMMOYNE NSW 2047

PP-2021-6291 (IRF22/312)

Dear Mr Clark

Planning proposal (PP-2021-6291) 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 facilitate a mixed use development at 1 & 7 Ramsay Road and 5 & 7 Harrabrook Avenue, Five Dock.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised within **9** months of the date of the Gateway determination. Council is to commence the exhibition of the planning proposal within 3 months. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. 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 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 Bailey Williams to assist you. Mr Williams can be contacted on 8275 1306.

Yours sincerely



3 March 2022
Laura Locke
Director, Eastern and South Districts
Eastern Harbour City

Encl: Gateway determination
Authorised plan-making reporting template