

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

Our ref: IRF22/4490

Dear Mr Clark

Planning proposal (PP-2022-4003) 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) to permit Recreation Facilities (Indoor) on certain R1 General Residential zoned land within Mortlake and Breakfast Point as an additional permitted use (APU), make housekeeping updates to align all APUs under Schedule 1 and introduce a new APU map set in the Canada Bay LEP 2013.

As delegate of the Minister for Planning, 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 on or before 23 September 2023. This is consistent with the maximum benchmark timeframes in the *Local Environmental Plan Making Guideline* for a 'standard' planning proposal. Council should aim to commence the exhibition of the planning proposal no more than two months from the date of the Gateway determination.

Should Council seek to make the 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 Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Cameron Brooks, Planning Officer, to assist you. Mr Brooks can be contacted on 8837 6033 or at cameron.brooks@dpie.nsw.gov.au

Yours sincerely



23 December 2022
Alexander Galea
Manager City of Sydney and Eastern District
Planning and Land Use Strategy

Encl: Gateway determination and Plan-Making Reporting Template