

Ref: PP2022/0001

21 February 2022

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

Attention: Ms Laura Locke
Director Eastern & South Districts

cc. Mr Tim Green

Dear Ms Locke,

Subject: Planning Proposal Application – Local Character Areas

On 15 February 2022, Council resolved to submit the Planning Proposal for Local Character Areas to be Maintained (PP2022/0001) to the Department of Planning and Environment for a Gateway determination.

The planning proposal seeks to amend the Canada Bay Local Environmental Plan 2013 by introducing Local Character Areas that have character that is to be maintained (Type 3 – To be maintained). This planning proposal is intended to replace PP-2020-1157 submitted on 6 November 2020 for a gateway determination and which Council intends to withdraw.

Note that other types of local character areas have been identified within the LGA (Type 1 LCA – To undergo change; and Type 2 LCA – To be enhanced). Council is currently developing Local Character Statements for these areas, with the intention that they will be incrementally introduced into the Canada Bay LEP 2013 via subsequent planning proposals.

Council seeks the Departments consideration of the proposed changes to the LEP under the provisions of section 3.34 of the Act and it is requested that the Department allow 9 months for Council to submit the Planning Proposal for drafting.

Council also seeks delegation to be the planning proposal authority to finalise the draft Plan under section 3.36 of the *Environmental Planning and Assessment Act 1979*.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Dewar'.

Paul Dewar
Manager, Strategic Planning

Attachments:

Planning Proposal
Appendix A – Local Character Area Maps – Proposed
Attachments 1-11 – Draft Local Character Statements
Attachment Appendices 01-02 – Analysis and supporting research
Attachment – Community survey – Report of findings
Attachment – Local Housing Strategy (LHS) 2019
Attachment – Local Strategic Planning Statement (LSPS) 2020
Council Report – 15 February 2022
Council Resolution – 15 February 2022
LCA LEP - Information Checklist
LCA LEP - Evaluation criteria for the delegation of plan making functions
Map Cover Sheet