



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

Dear Mr Clark,

Planning proposal PP-2021-6099 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 amend the Canada Bay Local Environmental Plan 2013 to rezone land at 160 Burwood Road, Concord (Bushells Factory site) from IN1 General Industrial to B1 Neighbourhood Centre, R3 Medium Density and RE1 Public Recreation, amend height and floor space ratio controls and introduce new local provisions.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination. It is noted that Council has requested to be authorised as the local plan-making authority. Given the nature of the planning proposal, I have conditioned the Gateway for Council not to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

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 Ms Laura Locke to assist you. Ms Locke can be contacted on 8275 1307.

Yours sincerely



31 October 2021

Brett Whitworth
Deputy Secretary,
Greater Sydney Place and Infrastructure

Delegate of the Minister for Planning
and Public Spaces

Encl: Gateway determination