



Mr Gary Sawyer
General Manager
Canada Bay Council
Locked Bag 1470
CANADA BAY NSW 1470

Our ref: PP_2017_CANAD_001_00 (16/16078)

Dear Mr Sawyer

**Planning Proposal to amend Canada Bay Local Environmental Plan 2013 –
25 George Street, North Strathfield**

I am writing in response to your Council's letter requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal to rezone land at 25 George Street, North Strathfield from IN1 General Industrial to R3 Medium Density Residential and amend associated development standards.

As delegate of the Greater Sydney Commission, I have now determined the Planning Proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Department of Planning and Environment's Secretary, the Planning Proposal's inconsistency with S117 Direction 1.1 Business and Industrial Zones is justified by the terms of the Direction. No further approval is required in relation to this Direction.

Council will still need to obtain the agreement of the Department of Planning and Environment's Secretary to comply with the requirements of 7.3 Parramatta Road Corridor Urban Transformation Strategy. Council should ensure this occurs prior to the plan being made.

I note that the proposal has been influenced by Council's draft Concord West Masterplan and that Council anticipates rezoning proposals for all of the other sites identified under the Draft Masterplan. I encourage Council in this regard to consider submitting this Draft Masterplan to the Department for endorsement as it would aid in testing the strategic merit of future proposals.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this Planning Proposal. I have considered the nature of Council's Planning Proposal and have

decided not to issue an authorisation for Council to exercise delegation to make this plan, given that the matter was subject to a Rezoning Review.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following 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 and Environment to draft and finalise the LEP should be made 8 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 Greater Sydney Commission may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Ms Ella Wilkinson of the Department's regional office to assist you. Ms Wilkinson can be contacted on (02) 9373 2833.

Yours sincerely

 11 April 2017
Stephen Murray
Executive Director, Regions
Planning Services

Encl:
Gateway Determination

Gateway Determination

Planning Proposal (Department Ref: PP_2017_CANAD_001_00): to rezone land at 25 George Street, North Strathfield from IN1 General Industrial to R3 Medium Density Residential and amend associated development standards.

I, the Executive Director, Regions at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Canada Bay Local Environmental Plan (LEP) 2013 to rezone land at 25 George Street, North Strathfield from IN1 General Industrial to R3 Medium Density Residential and amend associated development standards.

1. Prior to community consultation or agency consultation the Planning Proposal is to be updated to:
 - (a) address the Out-of-Sequence Checklist outlined in the Parramatta Road Corridor Urban Transformation Strategy (November 2016);
 - (b) reference and address the relevant policies and actions outlined in the draft Central District Plan;
 - (c) include a satisfactory arrangements provision for contributions to designated State public infrastructure identified as part of the Parramatta Road Urban Transformation Strategy; and
 - (d) address Part 4 – Mapping, Part 5 – Community Consultation and Part 6 – Project Timeline of *A Guide to Preparing Planning Proposals*, (Department of Planning and Environment 2016).

Council is to provide the Department with a copy of the material for community consultation for approval, as required by section 57(2) of the Act.

2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the Planning Proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of Planning Proposals and the specifications for material that must be made publicly available along with Planning Proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:
 - Roads and Maritime Services;
 - Transport for NSW;
 - Energy Australia;
 - Sydney Water; and
 - NSW Department of Education

Each public authority is to be provided with a copy of the Planning Proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated *11th* day of *April* 2017



Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission