



Planning

Office of the Director General

Mr Gary Sawyer
General Manager
City of Canada Bay
Locked Bag 1470
DRUMMOYNE NSW 1470

09_00458

Dear Mr Sawyer

I refer to Canada Bay Council's request for endorsement of its Draft Local Planning Strategy to support the preparation of the Canada Bay Comprehensive LEP.

I am satisfied that, on the basis of the Strategy, Council can meet its 2031 employment capacity and dwelling targets. However, to ensure new residential development is well located to provide for urban amenity, I would like Council to consider introducing wider opportunities to focus residential redevelopment to the rear of lots that front roads that carry high volumes of traffic (such as Parramatta Road, Victoria Road and Great North Road). This would provide for important visual and acoustic setbacks while still enabling for the efficient use of land and providing access to urban services.

I support Council's approach to maintaining the clear prominence of employment lands at Parramatta Road and Queens Road, Five Dock, by rezoning the land as B5 or B6 whilst limiting retail and residential uses to a low scale nature, if any.

In terms of other themes outlined in the Draft Local Planning Strategy, the Department is generally supportive of the actions listed. These will be examined more closely once the DLEP is submitted to the Department for review.

May I take this opportunity to thank Council for its good working relationship with the Department.

Should you have any further enquiries about this matter, I have arranged for Ms Faye Roberts, Director, Sydney Region East, to assist you. Ms Roberts can be contacted at the Department's Bridge Street Office on telephone number (02) 9228 6113.

Yours sincerely

Sam Haddad

Sam Haddad
Director General

27/11/2009