



Mr Henry Wong  
Chief Executive Officer  
Strathfield Municipal Council  
PO Box 120,  
Strathfield NSW 2135

Dear Mr Wong

**Planning proposal PP\_2018\_STRAT\_001\_00 – Alteration of Gateway Determination**

I refer the Department's letter dated 11 February 2021 seeking Council's request that the planning proposal should not proceed having regard to section 3.35(4) of the *Environmental Planning and Assessment Act 1979*.

I acknowledge a response to this request made on behalf of the proponent from Urbis, dated 19 February 2021 requesting an extension of time for an additional 24 months for the completion of the planning proposal.

As previously advised, the Gateway Determination Report included advice from the Greater Sydney Commission (GSC) that no extension to this time frame would be granted. This is because an action of the Eastern Harbour District Plan was to review the policy relating to retention and management of employment land. The Department understands the GSC has begun this review.

The Department also notes the considerable amount of work remaining to be completed to progress the planning proposal to public exhibition and subsequent finalisation. If the extension of time was granted, the total finalisation time for this proposal would be up to 4 years. This is contrary to the Planning Reform Action Plan which aims to reduce assessment timeframes and ensure all planning proposals are finalised within 1 year of Gateway determination.

The Department's original gateway determination requested Council consider the broader precinct to provide a strategic planning context for consideration of this site-specific initiative. The Department encourages Council to review its employment lands and prepare an employment land strategy after the GSC's review concludes to inform any proposals affecting the supply of and planning controls for employment land.

Should the result of this review and future Department evaluation and endorsement of Council's strategy support conversion of part or all of the area, Council could prepare and submit a new planning proposal.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 19 February 2019 for PP\_2018\_STRAT\_001\_00. The Alteration of Gateway determination is enclosed and has determined that the planning proposal should not proceed.

As previously advised, the NSW Government is currently working to streamline and simplify the planning system. A key part of the reform program involves delivering improved processes for assessing and finalising planning proposals more efficiently. The Department will continue to work with Council to formulate and implement improvements to planning proposal procedures.

If you have any questions in relation to this matter, I have arranged for Laura Locke, Director Eastern and South Districts to assist you. Laura can be contacted on 02 8275 1307 or at [laura.locke@planning.nsw.gov.au](mailto:laura.locke@planning.nsw.gov.au).

Yours sincerely



**Brett Whitworth**  
**Deputy Secretary,**  
**Greater Sydney Place and Infrastructure**

Encl: Alteration of Gateway Determination

29 March 2021