

The Hon Carl Scully  
Chair, Sydney Eastern City Planning Panel  
GPO Box 39  
Sydney NSW 2001

Dear Mr Scully

**Planning proposal PP\_2017\_STRAT\_001\_00 – Alteration of Gateway determination**

I refer to the planning proposal PP\_2017\_STRAT\_001\_00 that seeks to rezone land at 11-17 Columbia Lane, Homebush from R4 High Density to B4 Mixed Use and amend associated development standards under Strathfield Local Environmental Plan 2012.

The Sydney Eastern City Planning Panel (the Panel) has previously been appointed the Planning Proposal Authority (PPA) for this proposal. On 8 February 2018, the Panel deferred its recommendation of the proposal stating:

- that the planning proposal be deferred until the outcome of the precinct wide traffic study is known in mid-2018. Such a study should include weekend impacts;
- that subject to the outcome of the traffic study, suitable amendments are made to the planning proposal;
- that a minimum of 5% affordable housing be provided in the planning proposal;
- that clarification of the “satisfactory arrangements” indicated by the Department’s report be provided; and
- clarification of the solar access and solar impact having regard to all current and likely future development in the precinct.

Canada Bay Council has advised that the precinct wide traffic study is currently being completed with a revised estimated completion date of late September 2018. In light of this advice, I have determined as the delegate of the Greater Sydney Commission, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 6 June 2017 for PP\_2017\_STRAT\_001\_00. The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Kris Walsh to assist you. Mr Walsh can be contacted on 9274 6299.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Harvey', written in a cursive style.

**Amanda Harvey** 28/5/18  
**Director, Sydney Region East**  
**Planning Services**

Encl: Alteration of Gateway determination