

Gateway Determination

Planning Proposal (Department Ref: PP_2017_STRAT_001_00): to rezone land at 11-17 Columbia Lane from R4 High Density Residential to B4 Mixed Use and alter the development standards which apply to the site to permit mixed use development.

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 Strathfield Local Environmental Plan (LEP) 2012 to rezone land at 11-17 Columbia Lane from R4 High Density Residential to B4 Mixed Use and alter the development standards which apply to the site to permit mixed use development should proceed subject to the following conditions:

1. Prior to community consultation, the Planning Proposal is to be updated to address the Out-of-Sequence Checklist under the Parramatta Road Corridor Urban Transformation Strategy by including:
 - (a) a satisfactory arrangements provision for contributions to designated State public infrastructure identified as part of the Parramatta Road Urban Transformation Strategy;
 - (b) an updated Economic Assessment to address the suitability of the proposed live-work suites, considering the objectives and intent of the proposed B4 Mixed Use zone, the intended outcomes under the Parramatta Road Corridor Urban Transformation Strategy and supporting Planning and Design Guidelines; and
 - (c) maps that show the current and proposed Maximum Building Height and Floor Space Ratio (FSR) development standards for the land. The proposed Maximum Building Height map should exclude any development standard from the land proposed to be dedicated as Gramophone Lane and open space.

The updated Planning Proposal is to be submitted to the Director, Sydney Region East for review and approval prior to community consultation.

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:

- Transport for NSW;
- Transport for NSW - Roads and Maritime Services;
- Department of Health; and
- 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. The Planning Proposal is to be updated to address Strathfield Council's precinct wide traffic study for the 'Homebush Precinct' if this study is released either prior to community consultation of the Planning Proposal or the LEP being finalised.
5. 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).
6. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway Determination.

Dated 6th day of JUNE 2017


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

Delegate of the Greater Sydney Commission