



Ms Clare Brown
Urbis Pty Ltd
Tower 2, Level 23, Darling Park
201 Sussex Street
SYDNEY NSW 2000

Our ref: PP_2017_STRAT_001_00 (15/13647)

Clare
Dear Ms Brown

Planning Proposal to amend Strathfield Local Environmental Plan 2012

I am writing in response to a request by the Sydney Central Planning Panel (the Panel) for a Gateway Determination under section 56 of the *Environmental Planning and Assessment Act 1979* for the Planning Proposal which seeks to permit mixed use development at 11-17 Columbia Lane, Homebush.

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. A copy of the Gateway Determination and supporting letter to the Panel is attached for your reference.

As outlined under the Gateway determination, I have included a condition that the proposal be updated to address requirements under the Parramatta Road Urban Transformation Strategy including an updated Economic Study, updated mapping the inclusion of a satisfactory arrangements provision for delivering public infrastructure and addressing the precinct wide traffic studies being prepared by Strathfield Council, when they are released.

Consultation with relevant stage agencies and the community, as required under the Gateway Determination, will also confirm any additional matters that need to be addressed through the rezoning process.

Should you have any queries regarding 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


Stephen Murray
Executive Director, Regions
Planning Services

6 June 2016

Encl:
Gateway Determination & Supporting Letter to the Panel