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Mr David Backhouse  
General Manager  
Strathfield Council  
PO Box 120  
STRATHFIELD NSW 2135

Our ref: PP\_2013\_STRAT\_003\_00 (13/16748)

Dear Mr Backhouse,

### **Planning proposal to amend Strathfield Local Environmental Plan 2012**

I am writing in response to your Council's letter dated 27 September 2013, requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in respect of the planning proposal to rezone Lot 1 DP 854298 and Lot 1 DP 130917 at Strathfield Golf Club, 84 Centenary Drive, Strathfield.

As delegate of the Minister for Planning and Infrastructure, I have determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed the planning proposal's inconsistency with S117 Directions 3.1 Residential Zones is justified. No further approval is required in relation to this Direction.

In October 2012, the Minister delegated his plan making powers to councils. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the gateway determination. Council should aim to commence exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department for administrative purposes.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Ms Nava Sedghi of the regional office of the department on 02 8575 4117.

Yours sincerely,

*RJ Jamming*  
12/12/13

**Regional Director  
Sydney Region East  
Planning Operations and Regional Delivery**

## Gateway Determination

**Planning proposal (Department Ref: PP\_2013\_STRAT\_003\_00):** to rezone Lot 1 DP 854298 and Lot 1 DP 130917 at Strathfield Golf Club, 84 Centenary Drive, Strathfield.

I, the Regional Director, Sydney Region East at the Department of Planning and Infrastructure, as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the *Environmental Planning & Assessment Act 1979* (EP&A Act) that an amendment to the Strathfield Local Environmental Plan (LEP) 2012 to rezone Lot 1 DP 854298 and Lot 1 DP 130917 at Strathfield Golf Club, 84 Centenary Drive, Strathfield should proceed subject to the following conditions:

1. Council is to ensure that the planning proposal satisfies the requirements of State Environmental Planning Policy 55 – Remediation of Land. The initial site contamination investigation report, to demonstrate that the site is suitable for rezoning to the proposed zone and be placed on public exhibition with the planning proposal.
2. A flora/fauna assessment for the adjacent site at 589 Liverpool Road, Strathfield (Lot 47 DP 30508) which may form an internal road access to the subject site, to be exhibited as part of the planning proposal.
3. Council is to ensure the traffic and transport assessment dated July 2013, prepared by Thompson Stanbury Associates, is included in the public exhibition material of the planning proposal.
4. An infrastructure study/assessment detailing the provision of services needed to facilitate any future development for the subject site must accompany the planning proposal during the public exhibition period.
5. Council is to ensure that the proposed maps are clear and legible, and ensure that the maps accompany the planning proposal during the public exhibition.
6. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
  - (a) the planning proposal is not classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013)* and 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 & Infrastructure 2013)*.
7. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

- Sydney Water;
- Telstra;
- Integral Energy;
- Office of Environment and Heritage;
- Department of Education and Communities;
- Roads and Maritime Services; and
- Department of Sustainability, Environment, Water, Population and Communities.

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.

8. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
9. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 12<sup>th</sup> day of December 2013.

*RJammie*

**For: Regional Director  
Sydney Region East  
Planning Operations and Regional  
Delivery  
Department of Planning and  
Infrastructure**

**Delegate of the Minister for Planning  
and Infrastructure**