

Mr Bob Chambers
BBC Consulting Planners
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BROADWAY NSW 2007

Dear Mr Chambers

Planning Proposal (PP_2017_STRAT_003_00) 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* (the Act) in respect of the Planning Proposal to increase the maximum floor space ratio (FSR) and height standards at 17-35 Parramatta Road and 5 Powell Street, 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.

Consistent with the Panel's determination of the proposal under Rezoning Review PGR_2017_STRAT_001_00, a condition has been included on the Gateway determination that requires the proposed maximum building height be limited to 80 metres. Formal clarification has been provided from Urban Growth NSW to the Department of Planning and Environment (dated 21 August 2017) confirming that the indicative RE1 Public Recreation zoning in the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) is an oversight and therefore the inconsistency with the Strategy is considered to be of minor significance. However, a Gateway condition is included requiring the proposal to be updated to address the requirements of the PRCUTS and Section 117 Direction.

Additional conditions have also been included that require the proposal to be updated to address other relevant growth strategies and studies and include additional information to justify the proposed new density controls at the site. Should you have any further enquiries about this matter, I have arranged for Mr Kris Walsh to assist you. Mr Walsh can be contacted on (02) 9274 6299.

Yours sincerely


Stephen Murray
Executive Director, Regions
Planning Services

23 August 2017



Encl: Gateway Determination