

Gateway Determination

Planning Proposal (Department Ref: PP_2017_STRAT_003_00): to amend FSR and building height development standards to the site at 17-35 Parramatta Road and 5 Powell Street, Homebush.

I, the Executive Director, 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 amend FSR and building height development standards to the site at 17-35 Parramatta Road and 5 Powell Street, Homebush should proceed subject to the following conditions:

1. Prior to community consultation, the following is required:
 - (a) the Statement of Objectives in the Planning Proposal is to be updated to provide a clearer summary of the objectives of the proposal and how they are intended to be achieved;
 - (b) amend the proposed maximum building height to 80 metres across the whole site;
 - (c) update the planning proposal to address the relevant policies and actions outlined in the draft Central District Plan;
 - (d) update the planning proposal to address Section 117 Direction 7.3 Parramatta Road Corridor Urban Transformation Strategy;
 - (e) update the planning proposal to address all relevant requirements under the final Parramatta Road Corridor Urban Transformation Strategy 2016 including satisfactory arrangements for contributions to designated State public infrastructure and the provision of affordable housing.
 - (f) undertake a traffic and transport assessment to address impacts of the increased density of the proposal on traffic flows, parking and impacts on the local road network; and
 - (g) update the preferred indicative design in the Urban Design Report prepared by Architectus to show the setback and building separation distances of the proposed tower.
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 local environmental plans* (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 section 117 Directions:

- Transport for NSW – Roads and Maritime Services;
- Department of Health;
- Department of Education;
- Energy Australia; and
- Sydney Water.

Each public authority/organisation 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** following the date of the Gateway determination.

Dated 23rd day of August 2017.


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

Delegate of the Greater Sydney Commission

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