

Ms Maria Atkinson
Chair, Sydney Central Planning Panel
c/o Panel Secretariat
GPO Box 39
SYDNEY NSW 2001

Dear Maria

Planning Proposal (PP_2017_STRAT_003_00) to amend Strathfield Local Environmental Plan 2012

I am writing in response to the Sydney Central Planning Panel's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal which seeks 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. The Panel also recommended that formal clarification be provided from Urban Growth NSW that the indicative RE1 Public Recreation zoning in the Parramatta Road Urban Transformation Strategy is an oversight and therefore the inconsistency is of minor significance. A letter has since been provided to the Department of Planning and Environment from Urban Growth NSW confirming their previous advice. I am therefore satisfied that the inconsistency with the zoning is of minor significance and the intended scale of development and sequencing of the site aligns with the adjoining 2016-2023 release area.

Additional conditions have also been included on the Gateway determination that requires 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.

It is noted the Panel also recommended that a site-specific Draft Development Control Plan (DCP) be prepared for the site. Upon review and further consideration, I have not made this a requirement for progressing the proposal given the developed status of the land, that any future development application will need to respond to the guidelines and built form controls under State Environmental Planning Policy 65 - Design Quality of

Residential Apartment Development, the Apartment Design Guide and the Parramatta Road Urban Transformation Strategy.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway Determination. The Panel should aim to commence the exhibition of the Planning Proposal as soon as possible. The Panel's request for the Department of Planning and Environment to draft and finalise the LEP should be made 8 weeks prior to the projected publication date.

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 Act if the time frames outlined in this determination are not met.

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

 23 August 2017
Stephen Murray
Executive Director, Regions
Planning Services

Encl: Gateway Determination

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