

Gateway Determination

Planning proposal (Department Ref: PP_2016_BURWO_003_00): to rezone 2-18A Cooper Street (excluding 2B) and 43A and 45 Wentworth Road, Strathfield from R2 Low Density Residential to R1 General Residential and amend the planning controls for the site.

I, the Executive Director, Regions 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 Burwood Local Environmental Plan (LEP) 2012 to rezone 2-18A Cooper Street (excluding 2B) and 43A and 45 Wentworth Road, Strathfield from R2 Low Density Residential to R1 General Residential; increase height to permit 20.5m at the western end of the site, with a gradual reduction in height to 14m and 11m at the eastern end of the site, permit a maximum floor space ratio (FSR) of 2.3:1 at the western end of the site with a maximum of 1.5:1 at the eastern end of the site; and amend the Heritage Map and Schedule 5 Environmental Heritage to delete the reference to I192 (18A Cooper Street, Strathfield) should proceed subject to the following conditions:

1. Prior to community consultation, Council is to:
 - a) update the planning proposal, outlining the project timeline for the proposal;
 - b) update the planning proposal to reference the policies and actions outlined in the draft Central District Plan that are relevant to this proposal;
 - c) prepare an updated Traffic and Parking Report, and address any impacts the proposal may have on the wider road network or the Strathfield Private Hospital to the south of the subject site. Council should consult with Strathfield Private Hospital during the preparation of the report.
2. 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 S117 Directions:
 - Office of Environment and Heritage
 - Transport for NSW
 - NSW Ministry of Health
 - Roads and Maritime Services
 - Energy Australia
 - Sydney Water
 - NSW Department of Education

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.

3. Council is required to place the supporting Heritage Studies and Updated Traffic and Parking report on public exhibition with the planning proposal.
4. 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

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** from the week following the date of the Gateway determination.

Dated 21st day of December 2016


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

Delegate of the Greater Sydney
Commission