

Mr Henry Wong
Acting General Manager
Strathfield Council
PO Box 120
STRATHFIELD NSW 2135

Our ref: PP_2017_STRAT_001_00 (15/13647)

Dear Mr Wong

Planning Proposal 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* for the Planning Proposal which seeks to permit mixed use development at 11-17 Columbia Lane, 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.

I understand Council's concern that the proposal pre-empts strategic studies currently being prepared for the local area and have included a condition in the Gateway Determination that the proposal is to address these precinct wide traffic studies when they are released.

In addition to this, I have included a condition that the proposal be updated to address other requirements under the Parramatta Road Urban Transformation Strategy including an updated Economic Study, updated mapping and the inclusion of a satisfactory arrangements provision for delivering public infrastructure.

Consultation with relevant stage agencies and the community, as required under the Gateway Determination, will also confirm any additional matters that need to be addressed through the rezoning process.

Should you have any queries regarding this matter, I have arranged for Ms Ella Wilkinson of the Department's regional office to assist you. Ms Wilkinson can be contacted on (02) 9373 2833.

Yours sincerely


Stephen Murray
Executive Director, Regions
Planning Services

Encl:
Gateway Determination