



Mr David Backhouse
General Manager
Strathfield Municipal Council
PO Box 120
Strathfield NSW 2135

15/10192

Dear Mr Backhouse

Planning proposal to amend Strathfield Local Environmental Plan 2013

I am writing in response to Council's 26 May 2015 letter requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) for a planning proposal to rezone land at 38-50 Weeroona Rd, Strathfield, from SP2 Electricity Supply to IN1 General Industrial, and amend the planning controls under Strathfield Local Environmental Plan 2013 (the LEP).

As delegate of the Minister for Planning, I have determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

Due to the possible presence of vulnerable species and critically endangered ecological communities on the site, before public exhibition Council is to:

- consult with the Commonwealth Department of the Environment and the Office of Environment and Heritage
- undertake a study to identify and map the presence of any vulnerable species and critically endangered ecological communities on the site, consider the impact of the proposed rezoning on these species/communities, and provide possible mitigation measures, and
- address the potential impacts of the proposed rezoning on any vulnerable and protected species, and critically endangered ecological communities.

I have also agreed the planning proposal's inconsistencies with s117 Directions 4.1 Acid Sulfate Soils and 6.2 Reserving Land for Public Purposes are of minor significance. No further approval is required in relation to these Directions.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

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.

If you have any queries in regard to this matter, please contact Ms Helen Wilkins of the Metropolitan (CBD) branch on (02) 9228 6559.

Yours sincerely,



8.7.15

Tim Archer
A/Director, Metropolitan (CBD)
Planning Services

Encl:
Gateway Determination
Written Authorisation to Exercise Delegation
Attachment 5 – Delegated Plan Making Reporting Template

Gateway Determination

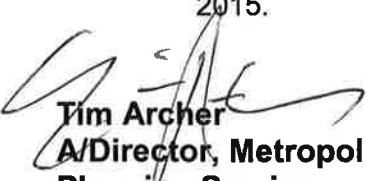
Planning proposal (Department Ref: PP_2015_STRAT_002_00): to amend Strathfield LEP 2012 to rezone land at 38-50 Weeroona Rd, Strathfield, from SP2 Electricity Supply to IN1 General Industrial, and amend the planning controls.

I, the A/Director, Metropolitan (CBD), at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that an amendment to the Strathfield Local Environmental Plan 2012 to rezone land at 38-50 Weeroona Rd, Strathfield, from SP2 Electricity Supply to IN1 General Industrial, and amend the planning controls, should proceed subject to the following conditions:

1. Prior to exhibition, Council is to:
 - (a) consult with the Commonwealth Department of the Environment and the Office of Environment and Heritage, and update the planning proposal in line with the consultation;
 - (b) undertake a study to identify and map the presence of any vulnerable species and critically endangered ecological communities on the site, consider the impact of the proposed rezoning on these species/communities, and provide possible mitigation measures, and
 - (c) update the planning proposal to address potential impacts of the proposed rezoning on any vulnerable and protected species and critically endangered ecological communities identified on the site.
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 LEPs* (Department of Planning and Environment 2013).
3. 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).

4. The timeframe for completing the Local Environmental Plan is to be **18 months** from the week following the date of the Gateway determination.

Dated 8th day of July 2015.


Tim Archer
A/Director, Metropolitan (CBD)
Planning Services

Delegate of the Minister for Planning



Planning & Environment

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Strathfield Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2015_STRAT_002_00	Planning proposal to rezone land at 38-50 Weeroona Rd, Strathfield from SP2 Electricity Supply to IN1 General Industrial, and amend the planning controls.

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 8th July 2015

Tim Archer
A/Director, Metropolitan (CBD)
Planning Services