

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

Dear Mr Wong



Planning proposal PP_2018_STRAT_001_00 to amend Strathfield Local Environmental Plan 2012

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend land zoning and development standards at 7-23 and 25-33 Water Street, Strathfield South.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination. This includes the requirement that the proposal be extended to the wider Water Street Employment Land Precinct as recommended by the former Sydney Central Planning Panel in April 2017. I encourage Council to bring together landowners within the precinct to ensure effective coordination of the requirements of the Gateway determination.

Council may need to obtain the agreement of the Department of Planning and Environment's Secretary to comply with relevant section 9.1 Directions 1.1 Business and Industrial Zones, 4.1 Acid Sulfate Soils and 4.3 Flood Prone Land. Council should ensure this occurs prior to community consultation.

The requested conditions in Council's letter dated 18 May 2018 have been considered during the Gateway assessment. Several conditions are included in the Gateway determination regarding the updated assessment of flooding, contamination, traffic and transport, noise, electromagnetic radiation, economic impacts and urban design analysis.

I note that Council has not stated whether it seeks plan-making powers. Considering this and as the proposal was subject to a pre-Gateway review, plan-making delegation has not been issued to Council to make this plan.

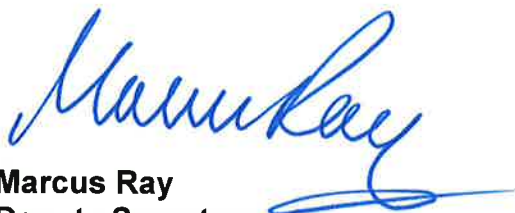
The amending local environmental plan (LEP) is to be finalised within 24 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

Please note that as per Greater Sydney Commission advice, there will be no extensions to the Gateway determination past this time frame.

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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further questions in relation to this matter, please contact Mr Kris Walsh, Senior Planner, Sydney Region East, at the Department on 9274 6299.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

19/02/2019
Encl: Gateway determination