

Mr Brian Barrett  
Interim General Manager  
Strathfield Municipal Council  
PO Box 120  
Strathfield NSW 2135

cc: Mr Stephen Clements

Dear Mr Barrett

**Strathfield Comprehensive Local Environmental Plan 2021 planning proposal  
(PP-2021-3808) Gateway Determination**

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 establish the Strathfield Local Environmental Plan 2021, an updated comprehensive LEP for the Strathfield LGA.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Council may need to obtain the agreement of the Secretary to comply with certain aspects of Section 9.1 Directions – 1.1 Business and Industrial Zones, 2.3 Heritage, 3.1 Residential Zones, 3.4 Integrating Land Use and Transport, 4.3 Flooding and 7.3 Parramatta Road Corridor Urban Transformation Strategy. The planning proposal will need to be amended to address the inconsistencies with certain aspects of these Directions prior to exhibition or the plan being made as outlined in the Gateway conditions.

The Department wishes to draw Council's attention to the following matters:

Water Street Industrial Precinct

A condition has been included to remove the Water Street Industrial Precinct rezoning from the planning proposal prior to exhibition. The Department's position remains consistent with the advice provided to Council in the letter dated 29 March 2021 in relation to Gateway determination for PP-2018\_STRAT\_001\_00 being altered to not proceed.

As previously advised, the Greater Sydney Commission (now Greater Cities Commission) is undertaking a review of the policy relating to the retention and management of employment land. A planning proposal seeking to rezone the Water Street Industrial precinct will only be considered once this review is completed and Council have updated the employment lands strategy for the Department's endorsement. Any future planning proposal seeking to rezone this land would also need to be supported by a comprehensive evidence base to

address issues relating to flooding, contamination, traffic and transport, economic analysis, social impact, and urban design. The planning proposal as submitted for Gateway does not address any of these matters.

#### Strathfield Local Housing Strategy

The Strathfield LHS was approved on 21 September 2021. Some of the proposed amendments in the planning proposal have the potential to impact housing supply and the ability of Council achieve the 6-10-year housing target. Further information is required as part of the planning proposal to determine the impact of the planning proposal on housing supply to establish the dwelling yield impact on the LHS target.

I have determined not to delegate local planning making authority to Council given the comprehensive nature of the planning proposal and matters requiring further consideration by the Department at finalisation.

The local environmental plan (LEP) is to be finalised within **12 months** of the date of the Gateway determination.

The NSW 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 enquiries about this matter, I have arranged for Mr Tim Green, Senior Planner, Eastern and South districts, to assist you. Mr Green can be contacted on (02) 8275 1065 or at [tim.green@planning.nsw.gov.au](mailto:tim.green@planning.nsw.gov.au).

Yours sincerely



**Amanda Harvey**      29 April 2022  
**Executive Director**  
**Metro East and South**

Enclosed: Gateway determination