

Gateway Determination

Planning proposal (Department Ref: PP-2024-2781): Strathfield Housekeeping Amendments 2024

I, the Director, Local Planning and Council Support (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Strathfield Local Environmental Plan 2012 (SLEP) to introduce various housekeeping amendments and associated mapping should proceed subject to the conditions stated below.

The LEP should be completed on or before 19 December 2025.

Gateway Conditions

1. The planning proposal is to be updated prior to public exhibition to:
 - a. Remove all proposed amendments associated with the expansion of HCA “C3” including:
 - i. Proposed text amendments within Schedule 5 Part 2 of the SLEP; and
 - ii. Proposed map amendments to the Heritage Map.
 - b. Obtain a letter from Sydney Water dated no earlier than 2025 to demonstrate its support of proposed rezoning of their land. This letter must be obtained prior to exhibition.
 - c. Update proposed mapping associated with the rezonings to ensure that the legend and labels are clear and legible, in the instance that the rezoning amendments are supported by Sydney Water.
 - d. Amend proposed mapping associated with the *Terrestrial Biodiversity Map* to correct the title of the map tiles from “Terresrtial Biodiversity Map” to “Terrestrial Biodiversity Map.
 - e. Update Part 6 of the planning proposal to provide a project timeline that is consistent with the requirements stipulated under the LEP Making Guideline.
2. Prior to public exhibition, the planning proposal is to be revised to address Condition 1 and forwarded to the Department for review and approval.
3. Consultation is required with the following public authorities:
 - NSW Department of Climate Change, Energy, the Environment and Water – Biodiversity, Conservation & Science Group (BCS)
 - Sydney Water
 - Crown Lands

- Transport for NSW (TfNSW)
4. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
- (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
5. A public hearing is not required to be held into the matter by any person or body under section 3.34(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).

Dated 17 March 2025



Jazmin van Veen
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Central Coast)
Planning Land Use Strategy, Housing
and Infrastructure
Department of Planning, Housing and
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Delegate of the Minister for Planning and
Public Spaces