



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

Dear Mr Wong

Planning proposal PP_2019_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) and additional information received on 27 March 2019 in respect of the planning proposal to amend Schedule 4 of Strathfield Local Environmental Plan (LEP) 2012 to reclassify land at 1 Loftus Crescent, Homebush from community to operational land.

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.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority as Council has a vested interest in the land.

The amending local environmental plan (LEP) is to be finalised within nine 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 of Planning and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

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 enquiries about this matter, I have arranged for Mr Bailey Williams to assist you. Mr Williams can be contacted on 8275 1306.

Yours sincerely



18/4/19
Amanda Harvey
Director Regions, Sydney Region East
Planning Services

Encl: Gateway determination



Gateway Determination

Planning proposal (Department Ref: PP_2019_STRAT_01_00): to amend Schedule 4 of Strathfield Local Environmental Plan 2012 to reclassify land at 1 Loftus Crescent, Homebush from community to operational land.

I, the Director Regions, Sydney Region East at the Department of Planning and Environment, as delegate of the Minister for Planning, 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 (LEP) 2012 to reclassify land at 1 Loftus Crescent, Homebush from community to operational land should proceed subject to the following conditions:

1. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 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 section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
2. No consultation is required with public authorities/organisation under section 3.34(2)(d) of the Act
3. A public hearing is required to be held in accordance with section 29 of the *Local Government Act 1993* as the proposal seeks to reclassify the site from community to operational land.
4. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated *18th* day of *April* 2019.


Amanda Harvey
Director Regions, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning