

Mr Peter Fitzgerald  
General Manager  
Cumberland City Council  
PO Box 42  
Merrylands NSW 2160

Our ref: PP-2022-2534 / (IRF24/118)

Dear Mr Fitzgerald

**Planning proposal PP-2022-2534 – Alteration of Gateway Determination**

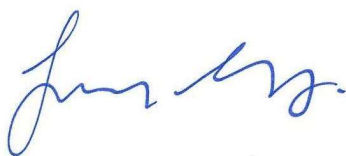
I refer to your email seeking an extension of time to complete planning proposal PP-2022-2534 for 245-247 Great Western Highway, South Wentworthville, which seeks to:

- part amend the Height of Building (HOB) control from 9m to 27m,
- introduce a Floor Space Ratio control of 1:1, and
- introduce Additional Permitted Uses for the site to enable hotel/motel accommodation and a café or restaurant premises.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 28 April 2023 for PP-2022-2534 (since altered). The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Peter Pham to assist you. Mr Pham can be contacted on 02 9860 1593.

Yours sincerely



25 January 2024

**Jorge Alvarez**  
**Acting Manager Place & Infrastructure**  
**Metro Central**

Encl: Alteration of Gateway Determination