

Mr Hamish McNulty  
General Manager  
Cumberland Council  
PO Box 42  
MERRYLANDS NSW 2160

Attn: Glen Weekley

Dear Mr McNulty

**Planning proposal PP\_2017\_CUMBE\_005\_01 – Alteration of Gateway determination and endorsement of updated proposal prior to exhibition**

I refer to your letter dated 24 April 2019 in relation to the updated planning proposal PP\_2017\_CUMBE\_005\_00 to amend Holroyd Local Environmental Plan 2013 to increase height of buildings and floor space ratio controls in the Wentworth town centre, introduce commercial floor space bonus incentive, amend design excellence provision and amend zone and land acquisition provisions on part of 21 Station Street which was submitted for endorsement prior to exhibition.

I have considered the nature of Council's request and concluded that the updated planning proposal provides sufficient detail for the community to have their say on the proposal through the exhibition process. The planning proposal can proceed to exhibition.

I also note Council's request to alter the Gateway determination issued on 25 June 2018 to extend the time to make the plan and Council's further revisions to incorporate minor changes to land acquisition and zoning maps to adopt the revised town centre bypass outcome.

In relation to your request to alter the Gateway determination, I have decided, as the delegate of the Minister for Planning and Public Places, that in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination to extend the period to complete the plan by 12 months. Given Council's adoption of the revised bypass outcome, I have also decided under the same delegation to amend the Gateway determination to change the description of the planning proposal as relevant to zone and land acquisition provisions.

The Alteration of Gateway Determination is enclosed.

I have considered the submitted documentation including the measures taken by Council to consult with Transport for NSW and Road and Maritime Services on transport related matters prior to public exhibition. Whilst TfNSW/RMS raise no

objections with proceeding to exhibition, it is noted that further modelling inputs have been requested by these agencies and the decision to proceed to community consultation with this information outstanding is ultimately a choice for Council. It is recommended that you continue to liaise with the transport agencies with regard to any further information that may be required to support the intended outcomes in the planning proposal.

Should you have any enquiries about this matter, I have arranged for Mr Sebastian Tauni, Senior Planning Officer to assist you. Mr Tauni can be contacted on 8217 2018.

Yours sincerely



**Ann-Maree Carruthers**  
**Director**  
**Sydney Region West**  
**Planning Services**

7/5/2019

## Alteration of Gateway Determination

### ***Planning proposal (Department Ref: PP\_2017\_CUMBE\_005\_01)***

I, the Director, Sydney Region West at the Department of Planning and Environment, as delegate of the Minister, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 25 June 2018 for the proposed amendment to Holroyd Local Environmental Plan 2013 as follows:

1. Change the description of the planning proposal from:

"I, the Executive Director, Regions at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Holroyd Local Environmental Plan (LEP) 2013 to increase height of buildings and floor space ratio in the Wentworth town centre, introduce commercial floor space bonus incentive, amend design excellence provision and amend zone and land acquisition provisions on part of 21 Station Street should proceed subject to the following conditions:"

to:

"I, the Director, Sydney Region West at the Department of Planning and Environment, as delegate of the Minister, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Holroyd Local Environmental Plan 2013 to increase height of buildings and floor space ratio in the Wentworth town centre, introduce commercial floor space bonus incentive, amend design excellence provision and amend zone and land acquisition provisions should proceed subject to the following conditions:"

2. Delete condition 5, and replace with a new condition:

"The timeframe for completing the LEP is to be 25 May 2020."

Dated

7<sup>th</sup> day of May 2019.



**Ann-Maree Carruthers**  
**Director, Sydney Region West**  
**Planning Services**  
**Department of Planning and**  
**Environment**

7/5/2019

**Delegate of the Minister for Planning**  
**and Public Spaces**