



## Gateway Determination

**Planning proposal (Department Ref: PP\_2019\_CUMB\_002\_00):** to rezone land at 1 Crescent Street, Holroyd (Lot 10 DP 808585) from B5 Business Development to B6 Enterprise Corridor (including 'commercial premises' as an additional permitted use), R4 High Density Residential, RE1 Public Recreation and SP2 Infrastructure.

I, the Executive Director, Regions at the Department of Planning, Industry and Environment, 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 Holroyd Local Environmental Plan (LEP) 2013 to rezone land at 1 Crescent Street, Holroyd (Lot 10 DP 808585) from B5 Business Development to B6 Enterprise Corridor (including 'commercial premises' as an additional permitted use), R4 High Density Residential, RE1 Public Recreation and SP2 Infrastructure should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, the planning proposal should be amended to:
  - (a) ensure consistency with the urban design report in terms of proposed zoned areas, heights and floor space ratios with all maps to include appropriate legends;
  - (b) provide details of consultation with Roads and Maritime Services and Transport for NSW, including written confirmation on the:
    - i. need for the pedestrian bridge over Woodville Road or an equivalent alternate link to ensure convenient access to Granville Station; and
    - ii. proposed upgrades to the intersections of Crescent Street and Woodville Road and Woodville Road and Parramatta Road;
  - (c) prepare a study investigating the feasibility of providing affordable housing as part of the proposal. The study should be prepared in consultation with Council and should compare the feasibility of the proposed affordable housing contribution against the requirements under the Cumberland Interim Affordable Housing Policy and a minimum of 7% of the total number of new residential units being dedicated in perpetuity as requested by the Sydney Central City Planning Panel;
  - (d) include a project timeline consistent with section 2.6 of part 6 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016). The project timeline is to provide a mechanism to monitor the progress of the planning proposal;
  - (e) update the explanation of provisions to include a satisfactory arrangements provision for contributions to state public infrastructure; and
  - (f) update the explanation of provisions to include a mechanism to ensure the two ground floors of the residential buildings within the proposed B6 Enterprise corridor zone are dedicated for commercial and retail uses.

The revised planning proposal and completed studies are to be forwarded to the Department for review and approval;

2. A site-specific development control plan is to be prepared in consultation with Council and is to be publicly exhibited with the planning proposal.
3. Consultation is required with the following public authorities under section 3.34(2)(d) of the Act:
  - Transport for NSW;
  - Cumberland Council;
  - Sydney Water;
  - Endeavour Energy;
  - Office of Environment and Heritage; and
  - other relevant infrastructure service providers.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. Community consultation is required under section 3.34(2)(c) and schedule 1, clause 4 of the *Environmental Planning and Assessment Act 1979* (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 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)
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 the panel from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 17<sup>th</sup> day of July 2019.



**Stephen Murray**  
Executive Director, Regions  
Department of Planning, Industry and  
Environment

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