IRF22/1229

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

Dear Mr Fitzgerald

Cumberland Local Environmental Plan 2021 (Amendment 4)

I refer to the proposal to amend Cumberland Local Environmental Plan 2021 to rezone land and amend development standards to facilitate the redevelopment of 1 Crescent Street, Holroyd for a mixed-use development comprising residential uses with supporting neighbourhood retail, commercial and community land uses.

I am writing to advise that as the Minister for Planning and Homes delegate, I have made the plan under section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*, and under section 3.24(5) it will take effect when published on the NSW Legislation website, noting the commencement provisions refer to a start date of 1st November 2022 as requested by Council.

I note Council has expressed concerns for the potential built form and its impacts on the traffic network. I also acknowledge Council has outlined pedestrian and active transport access to the site as an issue in its submissions.

I understand that the proposal has been subject to a number of amendments which have sought to reduce the traffic impacts on the surrounding network. This includes a reduction of the commercial and retail floorspace permitted on the site.

The Local Environmental Plan (LEP) introduces a clause requiring the preparation of a development control plan which must further address built form matters including development setbacks. In finalising this matter, the Department has introduced additional considerations to encourage sustainable transport, including pedestrian access and connectivity to public transport.

Should you have any enquiries about this matter, I have arranged for Ms Holly Villella to assist you. Ms Villella can be contacted on 9860 1477.

Yours sincerely

27 April 2022
Brendan Metcalfe
Acting Executive Director, Metro Central and North
Department of Planning and Environment