

Mr Merv Ismay
General Manager
Holroyd City Council
PO Box 42
Merrylands NSW 2160

Our ref: 16/01431
Your ref: HC-23-08-22

Attention: Ms Natalie Stanowski

Dear Mr Ismay

Planning Proposal for 108 Station Street, Wentworthville - (PP_2015_HOLRO_005_00)

I am writing in response to Council's letter dated 3 December, 2015 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") in respect of the planning proposal to amend *Holroyd Local Environmental Plan 2013* to increase the maximum building height to part 29m and part 41m, increase the maximum FSR to 4.5:1 and rezone that part of the site that will be dedicated as a laneway, to SP2 Infrastructure, at 108 Station Street, Wentworthville.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have agreed that any inconsistencies with Section 117 Direction 4.3 Flood Prone Land have been justified. No further approval is required in relation to this direction. I have, however, noted that while it is proposed to zone part of the site to a SP2 Infrastructure Zone, an acquisition authority has not been nominated within the planning proposal.

I appreciate that Council is seeking to address this matter by way of a local voluntary planning agreement and I would urge Council to resolve this matter during the process. Should Council resolve to have the plan made and following the consultation period, I therefore would appreciate it if appropriate advice could be provided at that time to allow the delegate to meet the approval requirement of Section 117 Direction 6.2 Reserving Land for Public Purposes.

Plan making powers were delegated to Councils in October 2012. It is noted that Council has accepted this delegation and requested to be issued with delegation for this planning proposal. In view of the need to resolve the requirement of Section 117 Direction 6.2 Reserving Land for Public Purposes, I have decided not to issue an authorisation for Council to exercise delegation to make the plan in this instance.

The Gateway determination requires that the planning proposal be made publicly available for a minimum period of 28 days. Under section 57(2) of the Act, I am satisfied that the planning proposal is in a form that can be made available for community consultation.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following 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 to draft and finalise the LEP should be made 6 weeks prior to the projected notification 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 Commission may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Lillian Charlesworth, of the Sydney Region West office of the Department of Planning and Environment on 9860 1510.

Yours sincerely



Catherine Van Laeren
Director Sydney Region West
Planning Services

4/4/16.

Encl.: Gateway determination

Gateway Determination

Planning Proposal (Department Ref: PP_2015_HOLRO_005_00) to amend Holroyd Local Environmental Plan 2013 to increase the maximum building height to part 29m and part 41m, increase the maximum FSR to 4.5:1 and rezone that part of the site proposed to be dedicated as a laneway to SP2 Infrastructure, at 108 Station Street, Wentworthville.

I, the Director, Sydney Region West as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that an amendment to *Holroyd Local Environmental Plan 2013* should proceed subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal to:
 - 1.1 change all references to the SP2 zone from SP2 Local Road to SP2 Infrastructure; and
 - 1.2 address *A Plan for Growing Sydney* under Table 2 – Consistency with applicable 117 Directions (page 9 of the planning proposal).
2. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
 - 2.1 the planning proposal must be publicly available for a minimum of 28 days; and
 - 2.2 the relevant planning 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 identified in section 5.5.2 of 'A Guide to Preparing LEPs' (Department of Planning and Infrastructure 2012).
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Department of Schools and Communities;
 - State Emergency Services;
 - Transport for NSW - Roads and Maritime Services

Each public authority 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. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any

5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway Determination.

Dated 4 day of April 2016.



**Catherine Van Laeren
Director Sydney Region West
Planning Services**

**Delegate of the Greater Sydney
Commission**