



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

15/08890

Dear Mr Ismay

Planning proposal to amend Holroyd Local Environmental Plan 2013

I am writing in response to your Council's letter of 11 May 2015 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 for a planning proposal to amend Holroyd Local Environmental Plan 2013 to permit development for multi dwelling housing purposes at 528-530 Great Western Highway, Pendle Hill.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan is to be finalised within 9 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 to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to Planning and Infrastructure for administrative purposes.

The State Government is committed to reducing the time taken to complete Local Environmental Plans 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 Minister may take action under section 54(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, I have arranged for Mr Shane Nugent of this office to assist you. Mr Nugent can be contacted on (02) 9860 1173.

Yours sincerely

R Cumming 15/6/2015

Rachel Cumming
**Director, Metropolitan Region (Parramatta)
Planning Services**



Gateway Determination

Planning Proposal (Department Ref: PP_2015_HOLRO_002_00) to amend Holroyd Local Environmental Plan 2013 to permit multi dwelling housing as an additional permitted use for property located at 528-530 Great Western Highway, Pendle Hill.

I, the Director, Metropolitan Region (Parramatta), Planning Services, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the Environmental Planning and Assessment Act 1979 that an amendment to the Holroyd Local Environmental Plan 2013, to permit multi dwelling housing as an additional permitted use for property located at 528-530 Great Western Highway, Pendle Hill, should proceed subject to the following conditions:

1. Prior to community consultation the planning proposal is to be amended so that Table 2 addresses the consistency of the proposal with the current Section 117 Direction 7.1, requiring consistency with the metropolitan strategy “A Plan for Growing Sydney”;
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act as follows:
 - a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - b) 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 as identified in section 5.5.2 of *A Guide to Preparing LEPs (Planning & Infrastructure 2013)*.
3. Consultation is required with Transport for NSW – Roads and Maritime Services under section 56(2)(d) of the *Environmental Planning and Assessment Act 1979*. Roads and Maritime Services 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 Environmental Planning and Assessment Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 15th day of June 2015

R Cumming

Rachel Cumming

Director

Metropolitan Region (Parramatta)

Planning Services

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Holroyd City Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2015_HOLRO_002_00	Planning Proposal to amend Holroyd Local Environmental Plan 2013 to permit multi dwelling housing as an additional permitted use for property at 528 - 530 Great Western Highway, Pendle Hill.

In exercising the Minister's functions under section 59, the Council must comply with Planning and Infrastructure's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 15th day of June 2015

Rachel Cumming
Director
Metropolitan Region (Parramatta)
Planning Services

Delegate of the Minister for Planning
