



Mr Daniel Anderson
Executive Manager Environment & Precincts
Cumberland Council
16 Memorial Avenue
PO Box 42
MERRYLANDS NSW 2160

Dear Mr Anderson

Planning proposal PP_2020_CUMBE_005_00 to amend Holroyd Local Environmental Plan 2013

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 13 October 2020 in respect of the planning proposal to amend the zoning, height of building and floor space ratio controls and allow additional permitted uses at the corner of Dunmore Street and Pendle Way, Pendle Hill.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 2.3 Heritage Conversation and 2.6 Remediation of Contaminated Land is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Direction 4.3 Flood Prone Land. Council should ensure this occurs prior to the plan being made.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 months of 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 six

weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

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 Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Nava Maghami to assist you. Ms Maghami can be contacted on 9860 1503.

Yours sincerely



24/11/2020

Catherine Van Laeren
Executive Director
Central River City and Western Parkland City

Encl: Gateway determination
Authorised plan-making reporting template