

Mr Malcolm Ryan
General Manager
Cumberland Council
PO Box 42
Merrylands NSW 2160

Our ref: 17/04542

Attention: Michael Rogers, Coordinator Strategic Planning

Dear Mr Ryan

Planning Proposal PP_2016_HOLRO_001_00 – Gateway Determination alteration and extension

I refer to your letter on 6 March 2017 in relation to revisions to Planning Proposal PP_2016_HOLRO_001_00 to rezone land at 53-73 Toongabbie Road, Toongabbie, and amend the maximum height of building controls, floor space ratio controls and minimum lot size controls.

I have determined as the delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 5 April 2016 for PP_2016_HOLRO_001_00 (as altered). The Alteration of the Gateway Determination and amended written authorisation to Exercise Delegation are enclosed.

The Gateway Determination is amended by extending the time for the completion of the Planning Proposal by an additional 6 months. The Planning Proposal is now due for completion by 12 July 2017. The Gateway Determination is amended to refer to an amendment to the maximum height of building controls on land at 53-73 Toongabbie Road, Toongabbie.

I note that Council when resolving to adopt the planning proposal for finalisation, did not specifically refer to the change of zone of the road fronting 53-73 Toongabbie Road, Toongabbie. It is noted that the Council adopted the exhibited planning proposal for the road frontage which was amended to be consistent with the Gateway determination. As the exhibited planning proposal included the amendment as required by the Gateway determination, this is considered to meet the requirements of the Gateway determination.

If you have any questions in relation to this matter, please contact Tessa Parmeter, of the Department's Sydney Region West office on 02 9860 1555.

Yours sincerely



30/03/17

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Enclosed:
Alteration to Gateway determination
Written authorisation to exercise delegation

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_HOLRO_001_00):

I, the Director, Sydney Region West at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 5 April 2016 for the proposed amendment to the Holroyd Local Environmental Plan 2013 as follows:

1. Change the description of the planning proposal.

from to rezone land 53-73 Toongabbie Road, Toongabbie from R2 Low Density Residential zone to a R4 High Density Residential Zone, increase the maximum height of buildings to 15 metres, increase the maximum floor space ratio to 1:1, and amend the minimum lot size to 900 square metres.

to rezone land 53-73 Toongabbie Road, Toongabbie from R2 Low Density Residential zone to a R4 High Density Residential Zone, increase the maximum height of buildings to 11 metres, increase the maximum floor space ratio to 1:1, and amend the minimum lot size to 900 square metres.

2. Delete:

“condition 5”

and replace with:

a new condition 5 “The timeframe for completing the LEP is by 12 July 2017”

Dated 30th day of March 2017



Catherine Van Laeren
Director, Sydney Region West,
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Cumberland Council is authorised to exercise the functions of the Greater Sydney Commission 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_2016_HOLRO_001_00	Planning proposal to rezone land 53-73 Toongabbie Road, Toongabbie from R2 Low Density Residential zone to a R4 High Density Residential Zone, increase the maximum height of buildings to 11 metres, increase the maximum floor space ratio to 1:1, and amend the minimum lot size to 900 square metres

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

Dated 30th March 2017



Catherine Van Laeren
Director, Sydney Region West,
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission