



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_001_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 date 13 February 2020 and 10 March 2020 in respect of the planning proposal to amend the Height of Building, Floor Space Ratio and additional permitted uses controls to facilitate the development of a shop-top housing development with residential apartments, a private gymnasium and commercial/retail uses.

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.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 1.1 Business and Industrial Zones and 6.3 Site Specific Provisions and these Directions should be addressed in the planning proposal prior to exhibition.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority for the following reason(s):

1. there are outstanding section 9.1 Directions which require further justification; and
2. to ensure appropriate consideration of the planning proposal having regard to the Wentworthville Town Centre planning proposal.

The amending local environmental plan (LEP) is to be finalised within nine 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 for the

Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication 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 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 Nichola Cook to assist you. Ms Cook can be contacted on 9860 1553.

Yours sincerely



11/03/2020

Christine Gough
Acting Director, Central (GPOP)
Central River City and Western Parkland City

Encl: Gateway determination
Authorised plan-making reporting template