

## Gateway Determination

***Planning proposal (Department Ref: PP\_2020\_CUMBE\_001\_00): to increase the height and density controls at 55-57 Station Street and 6 Pritchard Street East to facilitate a shop-top housing development with residential apartments, private gymnasium and commercial/retail uses.***

I, the Acting Director, Central (GPOP) at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Holroyd Local Environmental Plan (LEP) 2013 to increase the height and density controls and introduce a site specific provision at 55-57 Station Street and 6 Pritchard Street East, Wentworthville should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to update the planning proposal as follows:
  - (a) Update the proposed maps in the planning proposal to clearly identify the intended changes.
  - (b) Update the planning proposal to address the inconsistency with section 9.1 Directions 1.1 Business and Industrial zones and 6.3 Site Specific Provisions in relation to the proposed private gymnasium on the ground floor.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
  - (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).

4. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 11<sup>th</sup> day of March 2020.



**Christine Gough**  
**Acting Director, Central (GPOP)**  
**Central River City and Western**  
**Parkland City**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**