



CUMBERLAND  
COUNCIL

21 January 2020

Anne-Maree Carruthers  
Director Sydney West Region  
Department of Planning, Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001

Our reference SC531  
Contact Sarah Sheehan  
Phone 02 8757 6000

Dear Ms Carruthers,

**GATEWAY REQUEST – PLANNING PROPOSAL FOR 55-57 STATION STREET,  
WENTWORTHVILLE**

We request that you please review the attached Planning Proposal and provide a Gateway determination at your earliest convenience.

Council prepared the Planning Proposal in response to a request by Urbis Pty Ltd on behalf of Nucorp Construction Pty Ltd (the Proponent). It is supported by the Cumberland Local Planning Panel and endorsed by Council.

The Planning Proposal seeks to facilitate redevelopment of the site for the purpose of a mixed use development with residential apartments, private gymnasium and commercial/retail uses. The intended outcome is proposed to be achieved via the following amendments to the Holroyd Local Environmental Plan 2013:

- Increase the Floor Space Ratio control from 2:1 and 2.2:1 to 3:1 across the site
- Increase the Height of Building control from 10m, 17m and 20m to:
  - 41m at 55-57 Station Street
  - 17m and 23m at 6 Pritchard Street East
- Amend Schedule 1 Additional Permitted Uses to permit a 100sqm ground floor private gymnasium for use by residential tenants only.

In order to balance the proposed uplift on the site and maximise public benefit, the Proponent offered to enter into negotiations with Council for a planning agreement consistent with Council's Planning Agreements Policy to:

- Dedicate part of the site to Council to facilitate the expansion of Friend Park
- Carry out embellishment works at Friend Park with BBQ facilities, seating and picnic tables, play equipment, hard and soft landscaping and formalised pathways.

The form and content of the Planning Proposal complies with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals.

Should you have any queries in relation to this matter, please contact Council's Senior Strategic Planner, Sarah Sheehan, on 9737 6000.

Yours faithfully

Daniel Anderson  
**EXECUTIVE MANAGER ENVIRONMENT & PRECINCTS**

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