



Mr Hamish McNulty
General Manager
Cumberland Council
PO Box 42
MERRYLANDS NSW 2160

Dear Mr McNulty

Alteration of Gateway determination (PP_2019_CUMB_003_00)

I refer to the Gateway determination (PP_2019_CUMB_003_00) issued by the Department of Planning, Industry and Environment on 19 December 2019 for the planning proposal for 2 Bachell Avenue, Lidcombe and Council's request for an alteration of Gateway determination.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 19 December 2019 for PP_2019_CUMB_003_00. The Alteration of Gateway determination is enclosed for Council's information.

While the proposal has Strategic merit, the Department has some outstanding concerns with site-specific elements of the proposal. The concerns are similar to those set out in the Cumberland Local Planning Panel minutes (dated 27 May 2020) relating to the increased FSR control proposed and the additional permitted uses within the B5 zone. The Department has included a new 'Condition 6' as part of the Gateway Alteration requiring further justification prior to finalisation to address these concerns, this also includes consultation with Transport for NSW to ensure the proposal appropriately manages impacts on traffic and parking.

If you have any questions in relation to this matter, I have arranged for Ms Eleanor Robertson to assist you. Ms Robertson can be contacted on 9373 2888.

Yours sincerely

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

Encl: Alteration of Gateway Determination.