



Planning & Environment

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

Our ref: 16/07753

Your ref: HC-23-08-18

Dear Mr ~~Ryan~~ *Malcolm*

Planning Proposal for Bonds Spinning Mills Site, Pendle Hill

I am writing in response to request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") in respect of the planning proposal to amend *Holroyd Local Environmental Plan 2013* to rezone the former Bonds Spinning Mills site at 190 to 220 Dunmore Street, Pendle Hill, from IN2 Light Industrial to R4 High Density Residential, B2 Local Centre and RE1 Public Recreation.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

These conditions include an increase in the maximum floor space ratio for the southern portion of the site. While I appreciate Council's intention to limit development in this manner, in view of the urban design report and the associated traffic, heritage and other studies supporting the proposal, it is considered that a revised proposal accommodating a potential residential yield of up to 1,500 dwellings has sufficient merit to proceed to public exhibition and for Council's further consideration following agency and community consultation.

I have also taken the opportunity to finalise the previous planning proposal for the site and I attach a copy of this determination for your records.

I have also agreed the planning proposal's inconsistency with S117 Direction 1.1 Business and Industrial Zones is justified by a strategy, as it is in accordance with the draft West-Central Sub-Regional Strategy. In addition, any inconsistency with S117 Direction 4.3 Flood Prone Land is considered of minor significance as any issues can be addressed as part the development application process. No further approval is required in relation to these Directions.

Council is, however, to give further consideration to the planning proposal's consistency with S117 Direction 2.3 Heritage Conservation following consultation with the Office of Heritage and Environment and, if necessary, provide the Department with justification for any unresolved inconsistency.

Council is also requested to update consideration of the planning proposal with respect to S117 Direction 3.1 Residential Zones in relation to servicing of the land for residential development.

As delegate of the Secretary, I have also agreed under S117 Direction 6.2 Reserving Land for Public Purposes to the reservation of land for public purposes. No further approval is required in relation to this direction.

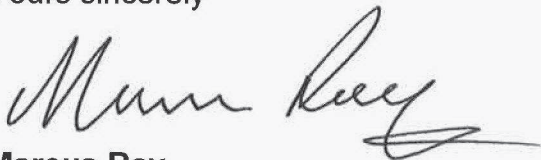
The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has not requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided not to issue an authorisation for Council to exercise the delegation to make the plan.

The amending Local Environmental Plan (LEP) is to be finalised within 18 months of the week following 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 to draft and finalise the LEP should be made 6 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 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Terry Doran, Team Leader of the Sydney Region West Office to assist you. Mr Doran can be contacted on (02) 9860 1579.

Yours sincerely



Marcus Ray

Deputy Secretary

Planning Services

08/08/2016

Encl: Gateway Determinations (2)