



Mr Daniel Anderson  
Executive Manager Environment & Precincts  
Cumberland Council  
16 Memorial Avenue  
PO Box 42  
MERRYLANDS NSW 2160

Dear Mr Anderson

**Planning proposal PP-2021-6799 to amend Cumberland Local Environmental Plan 2021**

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) in respect of the planning proposal to amend the height of building and floor space ratio controls to facilitate a mixed use development comprising of residential dwellings, retail and commercial tenancies and a childcare centre at 239, 245 Merrylands Road and 52 McFarlane Street, Merrylands.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within **10 months** of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible.

Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to [mapinstrument.drafting@dpie.nsw.gov.au](mailto:mapinstrument.drafting@dpie.nsw.gov.au). The relevant Department of Planning and Environment team contact should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

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 Mr Peter Pham to assist you. Mr Pham can be contacted on 9860 1593

Yours sincerely

A handwritten signature in purple ink that reads "Alison McLaren". The signature is written in a cursive style with a long horizontal flourish at the end.

**Alison McLaren**  
**Executive Director**  
**Central River City**  
**4 March 2022**

Encl: Gateway determination  
Authorised plan-making reporting template