

Our ref: PP-2021-6799/IRF23/215

Mr Peter J Fitzgerald
General Manager
Cumberland City Council
16 Memorial Avenue
PO Box 42
MERRYLANDS NSW 2160

Via email: daniel.anderson@cumberland.nsw.gov.au;
Harinee.DeSilva@cumberland.nsw.gov.au

Dear Mr Fitzgerald

Planning proposal PP-2021-6799 – Alteration of Gateway Determination

I refer to the planning proposal PP-2021-6799 to amend the height of building and floor space controls to facilitate a mixed-use development comprising of residential dwellings, retail and commercial tenancies, and childcare centre at 239, 245 Merrylands Road and 52 McFarlane Street, Merrylands.

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 4 March 2022 PP-2021-6799 (since altered). The Alteration of Gateway determination is enclosed.

I note the Gateway determination was previously altered to extend the time to complete the LEP, due to delays on the execution of the draft voluntary planning agreement (VPA). The Department is required to improve processing times for planning proposals to reduce uncertainty for the community.

If you have any questions in relation to this matter, I have arranged for Mrs Rebecca Smythe to assist you. Mrs Smythe can be contacted on 02 92746248.

Yours sincerely



07.02.2023

Nava Maghami
Acting Manager Place and Infrastructure
Metro Central & North

Encl: Alteration of Gateway Determination

Alteration of Gateway Determination

Planning proposal: PP_2021_6799 for 239, 245 Merrylands Road and 52 McFarlane Street, Merrylands

I, the Acting Manager Place and Infrastructure, Metro Central at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 4 March 2022 (since altered) for the proposed amendment to the Cumberland Local Environmental Plan 2021 as follows:

1. Delete 'condition 7':

and replace with a new condition 7: "The time frame for completing the LEP is by 17 March 2023."

Dated 7 February 2023



Nava Maghami
Acting Manager Place and Infrastructure
Metro Central
Department of Planning and Environment

Delegate of the Minister for Planning and Homes