

Mr Peter Fitzgerald
General Manager
Cumberland City Council
PO Box 42
Merrylands NSW 2160

Our ref: IRF22/2443

via email:
sarah.sheehan@cumberland.nsw.gov.au
carmel.oconnor@cumberland.nsw.gov.au

Dear Mr Fitzgerald

Planning proposal (PP-2022-2295) to amend Cumberland Local Environmental Plan 2021

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* for land at 80 Betty Cuthbert Drive, Lidcombe, to rezone the site from SP2 Hospital to SP2 Hospital, SP2 Educational Establishment, SP2 Drainage and R3 Medium Density Residential, and introduce a maximum height of buildings standard of 9 metres, maximum floor space ratio standard of 0.75:1 and minimum lot size standard of 170-350 square metres.

As delegate of the Minister for Planning, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination. The Minister for Planning or appointed delegate will be the local plan-making authority.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination, as follows:

- The planning proposal must be exhibited within **2 months** of the date of the gateway determination.
- The planning proposal must be reported to council for a final recommendation within **5 months** of the date of the gateway determination.
- The amending local environmental plan (LEP) must be finalised within **9 months** of the date of the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Jorge Alvarez to assist you. Mr Alvarez can be contacted on 9995 5748.

Yours sincerely



Alison McLaren
Executive Director, Metro Central and North
Planning and Land Use Strategy
28 July 2022

Encl: Gateway determination