



1 March 2023

Council Ref: PP2022/0003

Alison McLaren  
Executive Director Metro Central and North Planning and Land Use Strategy  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001.

Attention: Jazmin Van Veen (Director, Central City)

Dear Alison,

**GATEWAY REQUEST – Planning Proposal for 245 - 247 Great Western Highway, South Wentworthville**

We request that a Gateway Determination be issued for attached Planning Proposal initiated by Mecone NSW Pty Ltd on behalf of NRB Property Group Pty Ltd (proponent and landowner) for the above site, which has also been endorsed by Cumberland City Council on 19 October 2022.

The Planning Proposal seeks to amend the *Cumberland Local Environmental Plan (LEP) 2021* to amend the Height of Buildings control on the west of site from 9m to 27m (for hotel/motel), to allow 1:1 Floor Space Ratio control for the entire site, to introduce hotel or motel accommodation use to facilitate a part 4 and 6 storey hotel or motel development on the west of site (76 rooms and not exceeding 3,040m<sup>2</sup> gross floor area) and introduce a restaurant or café use to an existing local heritage item (the Wattles) located east of the site by amending Schedule 1- Additional Permitted Uses of the Cumberland LEP 21.

A copy of the planning proposal and supporting documentation are attached, along with the advice of the Cumberland Local Planning Panel and Council's resolution to proceed to Gateway. Should you have any enquiries in relation to this matter, please contact Harinee De Silva, Senior Strategic Planner on 8757 9949 or email [Harinee.desilva@cumberland.nsw.gov.au](mailto:Harinee.desilva@cumberland.nsw.gov.au)

Yours faithfully

Olivia Yana  
**COORDINATOR PLANNING SYSTEMS**

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