



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

Dear Mr Anderson

Planning proposal PP_2020_CUMBE_004_00 to amend Holroyd Local Environmental Plan 2013

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 allow for redevelopment of the southern portion of the site at 108-128 Woodpark Road, Smithfield.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

The proposed additional permitted uses for business premises and shops is not supported because of the inconsistency with the established strategic planning context and the adverse impact on the Smithfield centre. However, to serve the needs of the workers within the Smithfield Enterprise Park, a neighbourhood supermarket as an additional permitted use is considered appropriate.

It is noted that Council has requested to be authorised as the local plan-making authority. 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 **six** months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

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 Ms Nava Maghami, Senior Planning Officer to assist you. Ms Maghami can be contacted on 9860 1503.

Yours sincerely



15/02/2021

Catherine Van Laeren
Executive Director
Central River City and Western Parkland City

Encl: Gateway determination