

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

Our ref: PP-2022-2534/(IRF23/1821)

Dear Mr. Fitzgerald

Planning proposal PP-2022-2534 – Alteration of Gateway Determination

I refer to your letter dated 4 July 2023, seeking an amendment to the description of the Additional Permitted Use in the Gateway determination for the planning proposal (PP-2022-2534) at 245-247 Great Western Highway South Wentworthville.

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 28 April 2023 for PP-2022-2534. The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Rithy Ang to assist you. Ms Ang can be contacted on 02 9274 6346.

Yours sincerely



10 July 2023

Peter Pham
A/Manager, Metro Central
Planning and Land Use Strategy

Encl: Alteration of Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2022-2534)

I, Director, Agile Planning 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 28 April 2023 for the proposed amendment to the Cumberland Local Environmental Plan 2021 as follows:

1. Change the description of the planning proposal in the Gateway determination and Gateway determination letter.

from

...increase the height of buildings from 9 metres to 27 metres, introducing a floor space ratio of 1:1 and providing additional permitted uses for both a hotel/motel accommodation and a food and drink premises.

to

...increase the height of buildings from 9 metres to 27 metres, introducing a floor space ratio of 1:1 and providing additional permitted uses for both a hotel/motel accommodation and a restaurant or café.

Dated 10 day of July 2023.



Peter Pham
A/Manager Place and Infrastructure
Planning and Land Use Strategy
Department of Planning and Environment

Delegate of the Minister for Planning and Homes