

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

Our ref: PP-2022-2534 / (IRF24/118)

Dear Mr Fitzgerald

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

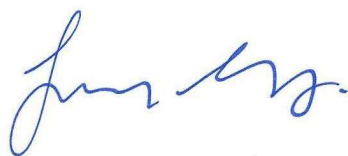
I refer to your email seeking an extension of time to complete planning proposal PP-2022-2534 for 245-247 Great Western Highway, South Wentworthville, which seeks to:

- part amend the Height of Building (HOB) control from 9m to 27m,
- introduce a Floor Space Ratio control of 1:1, and
- introduce Additional Permitted Uses for the site to enable hotel/motel accommodation and a café or restaurant premises.

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 (since altered). The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Peter Pham to assist you. Mr Pham can be contacted on 02 9860 1593.

Yours sincerely



25 January 2024

Jorge Alvarez
Acting Manager Place & Infrastructure
Metro Central

Encl: Alteration of Gateway Determination

Alteration of Gateway Determination

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

I, Acting Manager Place & Infrastructure, Metro Central at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 28 April 2023 (since altered) for the proposed amendment to the Cumberland Local Environmental Plan 2021 as follows:

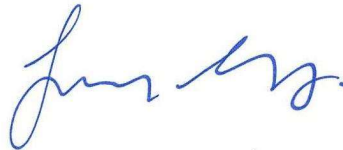
1. Delete:

“condition 6”

and replace with:

a new condition 6: “The time frame for completing the LEP is by 31 May 2024”

Dated 25 January 2024



Jorge Alvarez
Acting Manager Place & Infrastructure,
Metro Central
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and Public
Spaces