

Gateway Determination

Planning proposal (Department Ref: PP_2017_CUMBE_001_00): to permit take away food and beverage premises on land zoned R3 Medium Density Residential at 459 Merrylands Road, Merrylands, via Schedule 1 Additional Permitted Uses.

I, the Director, Sydney Region West, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to *Holroyd Local Environmental Plan 2013*, to permit take away food and beverage premises on land zoned R3 Medium Density Residential at 459 Merrylands Road, Merrylands, via Schedule 1 Additional Permitted Uses, should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to address consistency with the draft West Central District Plan.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **14 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *'A Guide to Preparing Local Environmental Plans'* (Department of Planning and Environment 2016).
3. Consultation is not required with public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the Plan is to be **6 months** from the week following the date of the Gateway determination.

Dated 27th day of February 2017



Catherine Van Laeren
Director, Sydney Region West
Planning Services

Delegate of the Greater Sydney
Commission