

Gateway Determination

Planning Proposal (Department Ref: PP-2020-4038): *rezone and amend the development provisions to permit residential, public recreation and small-scale retail/commercial uses for land identified as part of Melrose Park South.*

I, the Deputy Secretary, Greater Sydney Place and Infrastructure at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Parramatta Local Environmental Plan (LEP) (2011) to amend planning controls for land at 112 Wharf Road and 30 & 32 Waratah Street, Melrose Park and 82 Hughes Avenue, Ermington, should proceed subject to the following conditions:

1. Prior to community consultation, Council is to amend the planning proposal and supporting documentation as follows:
 - a) correct references to a proposed maximum FSR of 1.79:1 for the West Site;
 - b) update all maps to identify the planning proposal's boundary;
 - c) update the planning proposal with built form modelling including a 3D visualisation of the proposed development concept, its surrounding built form context and overshadowing analysis;
 - d) consider a suitable planning mechanism to encourage work from home opportunities within future building design;
 - e) ensure that an infrastructure needs list is identified in the planning proposal, including the identified traffic and transport infrastructure to support the proposed growth;
 - f) delete the requirement for a satisfactory arrangements provision for contributions toward designated state public infrastructure;
 - g) identify in the planning proposal that a mechanism to secure State and local infrastructure to support the intended growth is required;
 - h) ensure that the planning proposal is exhibited with the Transport Management Accessibility Plan (TMAP); and
 - i) update the project timeline to reflect the requirements of the Gateway determination.



2. Community consultation is required under 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - b) the planning proposal 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 6.5.2 of A guide to preparing local environmental plans (Department of Planning, Industry and Environment, 2018).

3. Consultation is required with the following public authorities and organisations under 3.34(2)(d) of the Act and/or to comply with the requirements of relevant Section 9.1 Directions:
 - Transport for NSW;
 - Environment, Energy and Science;
 - Department of Education;
 - Heritage NSW;
 - Fire and Rescue NSW;
 - NSW Health – Western Sydney Local Health District;
 - Greater Sydney Commission;
 - City of Ryde Council; and
 - relevant authorities for the supply of water, electricity, and the disposal and management of sewage.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(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. Prior to finalisation the following matters must be addressed and resolved:
 - a) ensure endorsement of the Parramatta Employment Land Study and alignment with the planning proposal outcomes;
 - b) further consideration of how the planning proposal aligns with the broader Melrose Park precinct in terms of implementation and delivery of infrastructure to ensure the orderly development of land;
 - c) consistency with section 9.1 Direction 1.1 Business and Industrial Zones and Central City District Plan Planning Priority C11;
 - d) ensure there is a mechanism in place for the delivery of local and State infrastructure required to support the anticipated growth; and



- e) ensure that the land is suitable for the intended land uses with regard to high-pressure pipeline safety risk with a hazard assessment against the relevant legislation and policies.
6. Council is to target public exhibition by 31 November 2021.
7. The timeframe for completing the LEP is to be **12 months** following the date of the Gateway determination or prior to 30 August 2022. Council is to submit the planning proposal to the Department for finalisation by 30 June 2022.

Dated 17th day of August 2021.

A handwritten signature in blue ink, appearing to read 'Brett Whitworth'.

Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning and
Public Spaces