



## Alteration of Gateway Determination

*Planning proposal (Department Ref: PP\_2017\_COPAR\_009\_00)*

I, the Director, Central (GPOP) at the Department of Planning, Industry and Environment, 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 27 September 2017 (since altered) for the proposed amendment to Parramatta Local Environmental Plan 2011 as follows:

1. Delete:

“condition 1”

and replace with:

a new condition 1:

Prior to undertaking community consultation, Council is required to amend the planning proposal to:

- a) Update the project timeline to reflect the requirements of the gateway conditions;
- b) address Section 9.1 Direction 1.1 Business and Industrial Zones and Direction 6.3 Site Specific Provisions;
- c) Ensure that the planning proposal is exhibited with the Transport Management Accessibility Plan (TMAP) and Urban Design Report;
- d) Ensure the planning proposal and all supporting documentation is updated to ensure consistency and alignment between all documents;
- e) Ensure that an infrastructure needs list is identified in the planning proposal, including land required for school infrastructure and 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) Remove the proposed dwelling mix targets from the planning proposal and include these in the site-specific Development Control Plan; and
- i) Ensure the mapping is legible for public exhibition and reflects the intended outcomes in the urban design report.

2. Delete:

“condition 5”

and replace with:

a new condition 5:

Prior to finalisation the following matters must be addressed and resolved:

- a) 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;
- b) Ensure there is a mechanism in place for the delivery of State and local infrastructure required to support the anticipated growth; and
- c) Ensure that the land is suitable for the intended outcomes having regard to underground high-pressure pipeline safety risk following an assessment against the relevant legislation and policies.

3. Insert:

new condition 6: “Public exhibition is to commence by 30 April 2021”

4. Insert:

New condition 7: “The planning proposal is to be finalised by 31 December 2021”

Dated 22<sup>nd</sup> day of March 2021.



**Christine Gough**  
**Director, Central (GPOP)**  
**Central River City and Western**  
**Parkland City**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**