



Gateway Determination

Planning Proposal (Department Ref: PP_2017_COPAR_009_00): *rezone and amend the development provisions that apply to land in the Melrose Park employment precinct to permit a mix of high density residential and commercial land uses as well as new community and open space areas*

I, the Executive Director, Regions, 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 (Act)* that an amendment to the Parramatta Local Environmental Plan (LEP) 2011 to rezone and amend the development provisions that apply to land in the Melrose Park employment precinct to permit a mix of high density residential and commercial land uses as well as new community and open space areas:

1. Prior to undertaking community consultation, Council is required to amend the planning proposal to:
 - a) address Section 117 Direction 1.1 Business and Industrial Zones;
 - b) include a project timeline;
 - c) propose planning controls for the site addressing the findings of the Transport Management Accessibility Plan (TMAP) and urban design testing processes currently underway;
 - d) remove land from the planning proposal where no changes to planning controls are proposed;
 - e) identify local and regional infrastructure requirements (including infrastructure identified by the TMAP) for the future population to support delivery of the Melrose Park precinct; and
 - f) include a satisfactory arrangements provision for contributions to designated State public infrastructure.

The revised planning proposal and TMAP is to be submitted to the Department for endorsement.

2. Community consultation is required under Sections 56(2)(c) and 57 of the Act as follows:
 - a) the planning must be made publicly available for a minimum of 28 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).



Planning & Environment

3. Consultation is required with the following public authorities and organisations under Section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:

- Transport for NSW;
- Transport for NSW – Roads and Maritime Services;
- Department of Education;
- Office of Environment and Heritage;
- Fire and Rescue NSW;
- NSW Health – Western Sydney Local Health District; 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 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 LEP is to be **18 months** following the date of the Gateway determination.

Dated 27th day of September 2017.


Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission



Mr Greg Dyer
Interim General Manager
City of Parramatta Council
PO Box 32
PARRAMATTA NSW 2124

Greg
Dear Mr Dyer

**Planning Proposal to amend Parramatta Local Environmental Plan (LEP) 2011
PP_2017_COPAR_009_00**

I am writing in response to Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) regarding the planning proposal to rezone and amend the development provisions that apply to land in the Melrose Park employment precinct to permit a mix of high density residential and commercial land uses as well as new community and open space areas:.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

The Gateway determination requires the proposal to be amended to address the findings of the Transport Management Accessibility Plan (TMAP), and endorsed by the Department prior to community consultation. I note a working group has been established to facilitate the TMAP, comprising representatives from Transport for NSW (TfNSW), Roads and Maritime Services (RMS), City of Parramatta Council, the proponent and the Department.

To ensure provision of any required state infrastructure, the Gateway determination requires the planning proposal to include a satisfactory arrangements clause. Council is encouraged to engage early with the proponent and the state authorities regarding the appropriate mechanisms for the delivery of infrastructure to ensure the timely finalisation of the plan in conjunction with avenues for the appropriate provision of supporting infrastructure. The Department would encourage that any Voluntary Planning Agreement sought by Council for the provision of infrastructure be placed on exhibition at the same time as the planning proposal.

Council will still need to obtain the agreement of the Department's Secretary to comply with the requirements of section 117 Directions 1.1 Business and Industrial Zones and 6.2 Reserving Land for Public Purposes. Council should ensure this occurs prior to the LEP being made.

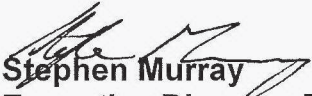
Plan making powers were delegated to Councils by the Minister in October 2012. It is noted that Council has not requested delegation to finalise the Plan, therefore in this instance, delegation has not been issued.

The amending LEP is to be finalised within 18 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 8 weeks prior to the projected publication date. The Gateway determination requires the proposal to be updated with a project timeline prior to community consultation.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under Section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Sebastian Tauni to assist you. Mr Tauni can be contacted on 02 8217 2018.

Yours sincerely

 27 September 2017
Stephen Murray
Executive Director, Regions
Planning Services

Encl: Gateway determination