



Mr Brett Newman
Chief Executive Officer
City of Parramatta Council
PO Box 32
PARRAMATTA NSW 2124


Dear Mr Newman,

Planning proposal PP-2020-4038 to amend Parramatta Local Environmental Plan 2011 (Melrose Park South (part))

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act), and additional information received on 22 March 2021, for the planning proposal to rezone and amend the development provisions to permit high density residential, public recreation and small-scale retail/commercial uses for land at 112 Wharf Road and 30 & 32 Waratah Street, Melrose Park and 82 Hughes Avenue, Ermington.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 4.1 Acid sulfate soils and 6.3 Site specific provisions are justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

I note that Council's Parramatta Employment Land Strategy and Update is currently under consideration by the Department of Planning, Industry and Environment (the Department) for endorsement. As such, Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Direction 1.1 Business and Industrial Zones. Council should ensure this occurs prior to the plan being made.

I also note that the co-ordinated provision of infrastructure to deliver local and State infrastructure will be critical to the success of the project. In this respect, the Department will seek to continue working with Council and landowners in Melrose Park through the established Project Control Group, which is managed by the Planning Delivery Unit, to ensure that a mechanism to secure infrastructure to support the development outcomes is delivered.

I have considered the nature of the planning proposal and have determined not to condition the Gateway determination for Council to be the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination, or by 30 August 2022. Council should aim to commence the exhibition of the planning proposal as soon as practical, noting a target date of 31 November 2021 has been identified in the gateway determination. While the Gateway determination identifies this target, the Department is happy to discuss alternative timeframes provided the finalisation dates remain unchanged. Council's request for the Department to draft and finalise the LEP should be made eight weeks prior to the projected publication date, which has been identified as 30 June 2022.

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 Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Jazmin van Veen. Ms van Veen can be contacted on 9373 2877.

Yours sincerely



Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure

dd/mm/2021

17 August 2021

Encl: Gateway determination