

Gateway Determination

Planning proposal (Department Ref: PP-2023-1736): rezone and amend development provisions to permit high density mixed use development, public recreation and small-scale retail/ commercial for land at 19 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington

I, the Director, Central (GPOP) at the Department of Planning 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 2023 to rezone and amend development provisions to permit high density mixed use development, public recreation and small-scale retail/ commercial for land at 19 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington should proceed subject to the following conditions:

The Council as planning proposal authority planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 4 October 2024.

Gateway Conditions

1. Prior to community consultation, the proposal be updated to address the following:
 - a) amend the existing and proposed land zoning maps to ensure consistency with the employment zones reform;
 - b) update the proposal to ensure consistency for the proposed floor space control, intended built form outcomes and supporting technical studies;
 - c) identify proposed changes to the Land Reservation Acquisition (LRA) and Additional Local Provisions (ALP) Maps;
 - d) amend the figures in the economic impact assessment to ensure consistency with the planning proposal;
 - e) ensure that the planning proposal is exhibited with the Transport Management Accessibility Plan (TMAP);

2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 30 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - Transport for NSW
 - Transgrid

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.
4. Prior to finalisation, ensure an appropriate mechanism is identified which facilitates a transition to lower density uses;
5. 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).

Dated 5 October 2023



Jazmin van Veen
Director, Central (GPOP)
Metro Central and North
Department of Planning and Environment

Delegate of the Minister for Planning and
Public Spaces