

Our ref: IRF23/2344

Ms Gail Connolly  
Chief Executive Officer  
City of Parramatta Council  
PO Box 32  
PARRAMATTA NSW 2124

Dear Ms Connolly

**Planning proposal PP-2023-1736 to amend Parramatta Local Environmental Plan 2023**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) which seeks to rezone and amend the 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.

As delegate of the Minister for Planning and Public Spaces, I have 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 inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act 1.4 Site Specific Provisions, 5.5 Acid Sulfate and 7.1 Employment Zones are justified in accordance with the terms of the Direction.

No further approval is required in relation to the Directions.

The proposed local environmental plan (LEP) is to be finalised on or before 30 September 2024. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment.

Should you have any enquiries about this matter, I have arranged for Peter Pham to assist you. Mr Pham can be contacted on 02 9860 1593.

Yours sincerely



5 October 2023

**Jazmin van Veen**  
**Director, Central (GPOP)**  
**Metro Central and North**

Encl: Gateway determination