



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 22nd 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