

**Project Name:** Melrose Park Gateway  
**Case ID:** SSD-84348959

## Applicant Details

### Project Owner Info

Title	Miss
First Name	Keylan
Last name	Consulting
Role/Position	Consultant
Phone	0284597506
Email	manly@keylan.com.au
Address	43A THE CORSO MANLY, New South Wales, 2095, AUS

### Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for Keylan Consulting Unit Trust
ABN	51452211892

### Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Keylan	Consulting
Phone	Email	Role/Position
0284597506	manly@keylan.com.au	Consultant

### Address

43A  
THE CORSO  
MANLY, New South Wales 2095  
AUS

## Political Donations

Do you need to disclose a political donation?

No

## Development Details

### Project Info

Project Name	Melrose Park Gateway
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD115,000,000.00
Indicative Operation Jobs	50
Indicative Construction Jobs	184
Number of Occupants	452
Number of Dwellings	351
Gross Floor Area (GFA) sqm	21,667
% of In-fill Affordable Housing	56
Number of In-fill Affordable Dwellings	197

### Description of the Development/Infrastructure

The proposal seeks to provide a mixed-use affordable housing development at 19 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington (site) consisting of:

- four separate tower elements ranging from 7 storeys to 18 storeys;
- provision of 197 affordable housing units within the two eastern towers;
- provision of 154 co-living units within the two western towers; and
- a retail premises, providing active street frontages

### Description of Changes

Briefly describe the proposed changes to the application

## Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	Melrose Park Gateway
Site Address (Street number and name)	Corner of Hope Street and Hughes Avenue, Melrose Park
Site Co-ordinates - Latitude	-33.814452
Site Co-ordinates - Longitude	151.067

### Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Parramatta	Central City District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

- Lot G / DP369480 - 19 Hope Street, Melrose Park 2114,
- Lot A / DP356298 - 69 Hughes Avenue, Ermington 2115,
- Lot B / DP356298 - 71 Hughes Avenue, Ermington 2115,
- Lot D / DP369480 - 73 Hughes Avenue, Ermington 2115,
- Lot E / DP369480 - 75 Hughes Avenue, Ermington 2115,
- Lot F / DP369480 - 77 Hughes Avenue, Ermington 2115

### Site Area

What is the total site area for your development?

Site Area sqm

8,486

### Landowners Consent

#### Is Landowner's consent required?

Yes

#### Do you have the written consent of all landowners?

No

#### Does the development application relate to land owned by a Local Aboriginal Land Council?

No

## Statutory Context

### Justification and Permissibility

#### Reason why the proposal is State significant

The proposal has been declared SSD via the HDA pathway under State Significant Development Declaration Order (No 6) 2025 on 28 April 2025 (Refer Part 2, Section 4(1)(h)). The project was declared SSD under HDA EOI reference no. 233303.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

#### Section under selected Schedule

Residential development

#### Permissibility of Proposal

Permissible with consent

### Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

MU1 Mixed Use, RE1 Public Recreation

### Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

## Other Requirements - Part 1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

No

Has a BDAR waiver been issued?\*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?\*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?\*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?\*

Yes

Does the application include:

- an explanation of how—
  - the design quality principles are addressed in the development
  - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?\*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?\*

Yes

Does the application include documentary evidence that such arrangements have been made?\*

Yes

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?\*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?\*

No

## Other Requirements - Part2

Does the development involve the erection of a temporary structure?\*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?\*

Yes

Does the application include a statement that specifies the maximum number of persons proposed to occupy, at any one time, that part of the building to which the use applies?\*

Yes

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?\*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?\*

No

Is the development [BASIX optional development](#)?\*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?\*

No

## Approvals - Part1

**Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:**

A permit under [Section 201, 205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

## Approvals - Part2

**Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:**

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

Yes

A licence under the [Pipelines Act 1967](#)?\*

No

## REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
63780	PIA	Jayne Klein

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

## Attachments

### Attachments

File Name	250902KEYLAN MPG Rezoning Proposal
File Name	App 37 Hydrological Report
File Name	App 38 - GSA
File Name	App 44 - Voluntary Planning Agreement
File Name	App 35 - Access Report
File Name	App 43 - Draft Subdivision Plans (Stratum)
File Name	App 33 - PWS Report
File Name	App 31 - NVS Report
File Name	App 32 - Site Based Stormwater Report
File Name	App 34 - ESD Report
File Name	App 39 - NATHERs Certificate
File Name	App 40 - Community Housing Provider
File Name	App 36 - BCA Compliance Report
File Name	App 41 - Plan of Management
File Name	App 42 - Draft Subdivision Plans(Torrens)
File Name	No GIS data provided
File Name	App 25 - Flood Impact and Risk Assessment
File Name	App 27 - Landscape Report
File Name	App 29 - Statement of Heritage Impact
File Name	App 22 - BDAR Waiver Letter and Approval
File Name	App 26 - Landscape Plans
File Name	App 23 - Waste Management Plan
File Name	App 24 - Social impact Assessment
File Name	App 30 - Acid Sulphate Soil Assessment
File Name	App 21 - BASIX Certificate
File Name	App 19A - DGI
File Name	App 19 - DSI
File Name	App 20 -Remedial ActionPlan
File Name	App 14 - VIA
File Name	App 8 - Connecting with Country Report
File Name	App 18 - Geotech Assessment
File Name	App 7 - AHIA Redacted
File Name	App 13 - Civil Plans
File Name	App 17 - CPTED
File Name	App 11 Community Engagement Report
File Name	App 16 - NVIA
File Name	App 15 - Transport Impact Assessment
File Name	App 12 - Survey Plan
File Name	App 9 - AIA
File Name	App 5 - Architectural Plans
File Name	App 6 - Design Report
File Name	Appendix 10 - EDC Report
File Name	250902 KEYLAN MPG EIS