

From: [Jane Liang](#)
To: [Matthew Todd-Jones](#)
Subject: RE: Gateway determination review - 1-17 Grey Street and 32-48 Silverwater Road, Silverwater
Date: Wednesday, 17 July 2019 10:49:29 AM
Attachments: [image005.png](#)
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[image013.png](#)
[Attcahment 2 - Minutes of Council Meeting\(Feb 2018\).pdf](#)
[Attachment 1 - Council Report \(Feb 2018\).pdf](#)
[Attachment 3 - Auburn Employment Lands Strategy \(June 2015\).pdf](#)
[Attachment 5 - Former Auburn Council officer's assessment report.pdf](#)
[Attachment 6 - Chronology of key events .pdf](#)
[Attachment 4 - Auburn Employment Lands Strategy \(December 2015\).pdf](#)

Hi Matthew,

Thanks for organise the meeting. As discussed and requested, please see the attached documents as follows:

1. City of Parramatta's Council report (Feb 2018)
2. Minutes of Council Meeting Resolution (Feb 2018)
3. Auburn Employment Lands Strategy (June 2015)
4. Auburn Employment Lands Strategy (December 2015)
5. Former Auburn Council officer's assessment report
6. Chronology of key events

Please refer to the Section – Recommendation for Precinct 14 (P80) from the original adopted Auburn Employment Land Strategy (June 2015), this version recommends a B1 Neighbourhood Centre zone could be considered within the area as follows (see below extract from the ELS):

In summary, planning policy recommendations for Precinct 14 are to:

Retain as B6 Enterprise Corridor apart from area to the west between Carnarvon and Beaconsfield Streets where a B1 Neighbourhood Centre zone could unlock opportunities for retail/commercial and residential uses close to the Parramatta Road corridor providing a focus for future growth around a new centre.

Subsequently the Auburn Employment Land Strategy (December 2015) was amended following the former Auburn Council's resolution of the Grey St Planning Proposal in October 2015. The Auburn ELS (amended in December 2015) recommends that a B2 Local Centre zone could be considered within the area as follows (see below extract from the ELS):

In summary, planning policy recommendations for Precinct 14 are to:

Retain as B6 Enterprise Corridor apart from area to the west between Carnarvon and Beaconsfield Streets where a B2 Local Centre zone⁹ could unlock opportunities for retail/commercial and residential uses close to the Parramatta Road corridor providing a focus for future growth around a new centre.

Further, Council's Local Strategic Planning Statement (LSPS) is not looking at to consider any changes within the B6 zone.

Please let me know if you have any questions regarding this matter.

Kind regards,

Jane Liang

Project Officer – Land Use Planning | City Strategy



City of Parramatta



cityofparramatta.nsw.gov.au



From: Matthew Todd-Jones <Matthew.Todd-Jones@ipcn.nsw.gov.au>

Sent: Tuesday, 16 July 2019 1:58 PM

To: Jane Liang

Subject: FW: Gateway determination review - 1-17 Grey Street and 32-48 Silverwater Road, Silverwater

Hi Jane,

Further to my email from 10 July (below), I would be grateful if you could let me know when the Commission is likely to receive the requested additional information.

Regards,
Matthew

Matthew Todd-Jones | Senior Planning Officer

Independent Planning Commission NSW
Level 3, 201 Elizabeth Street SYDNEY NSW 2000

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From: Matthew Todd-Jones

Sent: Wednesday, 10 July 2019 12:05 PM

To: Jane Liang [REDACTED]

Subject: Gateway determination review - 1-17 Grey Street and 32-48 Silverwater Road, Silverwater

Hi Jane,

Thank you for meeting with the Commission on Monday.

As discussed at the meeting, I would be grateful if Council could provide the Commission with a copy of the planning report to the Councillors and the subsequent minutes and the Auburn Employment Lands Strategy in its original form.

Further to the meeting, please could Council also clarify to the Commission whether Council's Local Strategic Planning Statement will consider the wider B6 Enterprise Corridor in this location, which currently includes the site relevant to the Gateway determination review (1-17 Grey Street and 32-48 Silverwater Road, Silverwater).

Regards,
Matthew

Matthew Todd-Jones | Senior Planning Officer

Independent Planning Commission NSW

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