

Ms Sue Coleman  
Acting Chief Executive Officer  
City of Parramatta Council  
PO Box 32  
PARRAMATTA NSW 2124

Dear Ms Coleman *Sue*

**Planning proposal PP\_2018\_COPAR\_010\_00 to amend Auburn Local Environmental Plan 2010**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal to rezone 1-17 Grey Street and 32-48 Silverwater Road, Silverwater.

As delegate of the Minister for Planning, I have now determined that the planning proposal should not proceed primarily due to its inconsistency with the Central City District Plan and section 9.1 Direction 1.1 Business and Industrial Zones.

The proposal is inconsistent with the Greater Sydney Region Plan 'Objective 23 Industrial and urban services land is planned, retained and managed', and the Central City District Plan 'Action 49 Review and manage industrial and urban service land'. There is no strategic justification to transition the site from employment lands to mixed-use residential/commercial and the Greater Sydney Commission has confirmed that proposal is inconsistent with the review and manage approach as outlined by the District Plan.

The assessment of this proposal has highlighted a lack of public transport infrastructure to support the proposed densities, and a potential land-use conflict between the proposed high-density residential development of the site and the immediately adjoining B6 Enterprise Corridor and IN1 General Industrial zoned land.

The assessment also highlighted its potential to set a precedent for rezoning other B6 Enterprise Corridor land in the vicinity, leading to more residential land use and, over time, the loss of the employment potential of this area for urban services.

I have determined that the site should be retained for employment and industrial-related purposes to support the broader industrial precinct. Council could seek to investigate the potential of the site to support other employment-generating uses.

Should you have any enquiries about this matter, I have arranged for Ms Christine Gough of the Department of Planning and Environment's Sydney Region West team to assist you. Ms Gough can be contacted on 9860 1531.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Marcus Ray', with a horizontal line extending from the end of the signature.

**Marcus Ray**  
**Deputy Secretary**  
**Planning Services**

*18/12/2018*

Encl: Gateway determination

## Gateway Determination

**Planning proposal (Department Ref: PP\_2018\_COPAR\_010\_00):** to rezone land at 1-17 Grey Street and 32-48 Silverwater Road, Silverwater.

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Auburn Local Environmental Plan (LEP) 2010 to rezone 1-17 Grey Street and 32-48 Silverwater Road, Silverwater from B6 Enterprise Corridor to B1 Neighbourhood Centre, amend the maximum building height control from 14m to 20m, amend the maximum floor space ratio control from 1:1 to 2.7:1, amend the minimum lot size control from 1500m<sup>2</sup> to no minimum lot size and include a site-specific clause should not proceed for the following reasons:

1. The proposal contains unresolved inconsistencies with the following section 9.1 Directions:
  - 1.1. Business and Industrial Zones; and
  - Local Planning Panels Direction – Planning Proposals.
2. The proposal is inconsistent with the Greater Sydney Region Plan ‘Objective 23 Industrial and urban services land is planned, retained and managed’, and the Central City District Plan ‘Action 49 Review and manage industrial and urban service land’. There is no strategic justification to transition the site from employment lands to mixed-use residential/commercial and the Greater Sydney Commission has confirmed that proposal is inconsistent with the review and manage approach as outlined by the District Plan.
3. There is potential land-use conflict between the proposed high-density residential development at the site and the immediately adjoining B6 Enterprise Corridor and IN1 General Industrial-zoned land.
4. There is a lack of public transport infrastructure to support the proposed densities.



## Planning & Environment

5. It is considered that permitting high-density residential and retail development would undermine the ongoing operation of the Silverwater industrial precinct and set an undesirable precedent for rezoning industrial land for residential purposes in the area.

Dated *18<sup>th</sup>* day of *December* 2018.

**Marcus Ray**  
**Deputy Secretary**  
**Planning Services**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning**