

Amendment to Parramatta LEP 2011- 2 Factory Street, Granville (rezone from IN1 General Industrial to R4 High Density Residential)

Proposal Title :	Amendment to Parramatta LEP 2011- 2 Factory Street, Granville (rezone from IN1 General Industrial to R4 High Density Residential)		
Proposal Summary :	The planning proposal intends to rezone the subject site from IN1 General Industrial to R4 High Density Residential. In addition, it seeks to change the maximum building height of the site from 12m to 16m, 19m and 22m, and change the maximum floor space ratio of the site from 1:1 to 1.9:1.		
PP Number :	PP_2013_PARRA_008_00	Dop File No :	13/13508

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Not Recommended**

S.117 directions :

- 1.1 Business and Industrial Zones
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the matter does not proceed.

The reasons supporting the recommendation - not to proceed - are provided under the heading 'supporting reasons' (following).

However, should the Gateway determine that the proposal is to proceed, it is recommended:

- . that the Director General's delegate forms the view that the inconsistency with section 117 directions: 1.1 and 7.1 are justified as minor matters, and

- . the following conditions apply:

1. Prior to exhibition:

- . a study is to be undertaken, and is to form part of the exhibition, which will identify and address light intrusion from the surrounding industrial area, including the Clyde Marshalling Yards.
- . the supporting acoustic study be amended to include consideration of potential noise impacts on the site from other industrial uses in proximity to the site, including the Clyde Marshalling Yards and this amended study be placed on exhibition.
- . consideration be given in both studies (above) to the manner in which the proposed residential development will be adequately buffered from adjoining industrial uses so as not to affect the operations of these existing industrial uses.
- . The checklist in the supporting study ('Industrial Land Rezoning - Economic Justification - May 2013') be amended to reflect that the precinct is recognised in the current draft west central subregional strategy, and that the study be further amended to adequately consider:
 - . whether retention of the present zone of the site would significantly contribute to the existing industrial cluster by retaining a continuous industrial zone, and compatible land uses, within the cluster, and
 - . whether opportunities may exist to redevelop the land to support new

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forms of industrial land uses, such as high-tech or creative industries.

2. The Planning Proposal is to be exhibited for 28 days;

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Australia Post,
- Australian Customs Service,
- Australian Quarantine Inspection Service,
- Transport for NSW,
- Roads and Maritime Service,
- Department of Education and Training,
- RailCorp,
- Origin Energy.
- Sydney Water,
- Auburn Council.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act;

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway Determination.

Further, should the Gateway determine that the proposal is to proceed, it is recommended that delegation be given to Parramatta Council to exercise the Minister's plan making powers.

Supporting Reasons : It is recommended that the proposal does not proceed for the following reasons:

Amenity

- . For amenity reasons, the subject site is not considered entirely suitable for residential use at this time given its location immediately adjacent to existing industrial uses (including 24 hour operation of the Australian Post facility) and its close proximity to the rail maintenance facility (i.e. the marshalling yards) with its 24 hour operation and associated flood lighting.
- . In particular, as the precinct currently offers a buffer to surrounding residential uses from the marshalling yards, locating residential development on this site without this buffer may be highly detrimental to the 'liveability' of such a development.

Efficiency of the Precinct

- . Rezoning will sever the existing industrial zoned land and may diminish the precincts efficiency.

Impacts on the viability of industrial uses

- . The subject site is 1.07 hectares in area and accounts for only 0.18% of the existing employment land in the Parramatta LGA, and is therefore not considered to be significant in this regard. However, the site does form part of a larger precinct of 11.8 hectares that is particularly significant in terms of employment numbers, i.e. the precinct has the highest employment density of any employment precinct in Parramatta at 96 persons/ha. This desirable situation may well be threatened by introducing a residential land use that would be incompatible with the 24 hour operation of a significant employer (i.e. the Australian Postal facility) and possibly with the train maintenance operations within the marshalling yards, placing possible impediments (through complaints) to the continued operation of both activities.

Precedent

- . Rezoning for residential purposes at this location may encourage further

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residential rezoning on a piecemeal fashion in this location without the benefit of reviewing the situation in an orderly and strategic manner. This may lead to the removal of a relatively unconstrained and successful operating environment over time.

Panel Recommendation

Recommendation Date : **05-Sep-2013**

Gateway Recommendation : **Rejected**

Panel Recommendation : The LEP Review Panel was not unanimous in its recommendation for this planning proposal. Members of the Panel agreed that the proposal will impact on the ongoing operation of the South Clyde Industrial Precinct, set an undesirable precedent for rezoning of industrial land and create amenity issues for future residents. Some members of the Panel were of the view that the proposal will contribute to housing, in close proximity to public transport and does not constitute a significant loss of employment lands (the site is 1.07ha of a larger 11.8ha Precinct).

It is recommended that the planning proposal should not proceed for the following reasons:

1. The planning proposal is inconsistent with Council's draft Parramatta Employment Lands Study, which recommends retaining land zoned IN1 within the South Clyde Industrial Precinct. The subject site forms part of the larger South Clyde Industrial Precinct and the draft Study identifies Factory Street as having the highest employment density of the employment precincts in the Parramatta local government area.
2. The planning proposal is inconsistent with S117 Directions 1.1 Business and Industrial Zones and 7.1 Implementation of the Metropolitan Plan for Sydney 2036 as it reduce potential floor space area for employment uses. Rezoning the site for residential uses will impact on the ongoing operation of the South Clyde Industrial Precinct and set an undesirable precedent for rezoning industrial land for residential purposes.
3. The planning proposal is not supported by strategic planning and does not adequately address social impacts, amenity issues for future residents and the suitability of the site to accommodate residential development, given the site's proximity to industrial land, Australia Post facility (which includes Australian customs and quarantine services) and rail maintenance facility, which run a 24 hour operation with associated noise and flood lighting.

Signature: _____



Printed Name: _____

N. Sen

Date: _____

3/10/13