



Dr Robert Lang
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Contact: Michael Druce
Phone: (02) 9860 1560
Email: Michael.Druce@planning.nsw.gov.au
Our ref: PP_2013_PARRA_008_00 (13/13508)
Your ref: RZ/10/2011

Dear Dr Lang,

Planning proposal to amend Parramatta Local Environmental Plan 2011

I am writing in response to Council's letter dated 6 August 2013 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to rezone land at 2 Factory Street, Granville from IN1 General Industrial to R4 High Density Residential and to increase maximum building height to 16m, 19m and 22m and maximum floor space ratio to 1.9:1 for the subject land.

As delegate of the Minister for Planning and Infrastructure, I have now determined the planning proposal should not proceed.

The planning proposal to rezone land within the South Clyde Industrial Precinct for residential purposes was not supported because the proposal reduces employment lands within a larger industrial Precinct with a high employment density. Furthermore, the proposal is inconsistent with Council's draft Parramatta Employment Lands Study which recommends retaining land zoned IN1 within the South Clyde Industrial Precinct because it supports a range of industrial and warehousing uses, and also provides a buffer to surrounding residential uses from existing marshalling yards. The proposal is also inconsistent with S117 Directions 1.1 Business and Industrial Zones and 7.1 Implementation of the Metropolitan Plan for Sydney 2036 as it reduces potential floor space area for employment uses.

Although the rezoning only accounts for a small loss of employment lands, the subject site forms part of the larger South Clyde Industrial Precinct and rezoning the site for residential uses will impact on the ongoing operation of this Precinct, and set an undesirable precedent for the rezoning of industrial land within this precinct for residential uses.

The proposal is not supported by any strategic planning work, and the proposal has not adequately addressed social impacts, amenity issues for future residents, and the suitability of the site to accommodate residential development given the sites proximity to industrial operations and a rail maintenance facility which runs a 24 hour operation with associated noise and flood lighting.

Should you have any queries in regard to this matter, I have arranged for Michael Druce, from Sydney West Planning Teams, Department of Planning and Infrastructure to assist. Mr Druce be contacted on telephone number 02 9860 1544.

Yours sincerely,


Neil McGaffin 3.10.13
A/Deputy Director General
Planning Operations & Regional Delivery

Encl: Gateway determination

Gateway Determination

Planning proposal (Department Ref: PP_2013_PARRA_008_00): to rezone land at Granville for residential purposes and increase the maximum building height and floor space ratio.

I, the A/Deputy Director General, Planning Operations and Regional Delivery at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Parramatta Local Environmental Plan (LEP) 2011 to rezone land at 2 Factory Street, Granville from IN1 General Industrial to R4 High Density Residential and increase maximum building height to 16m, 19m and 22m and maximum floor space ratio to 1.9:1 for the subject land 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 addressed social impacts, amenity issues for future residents and the suitability of the site to accommodate residential development, given the sites 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.

Dated 2nd day of October 2013.



Neil McGaffin
A/Deputy Director General
Planning Operations & Regional Delivery
Department of Planning & Infrastructure

Delegate of the Minister for Planning & Infrastructure