

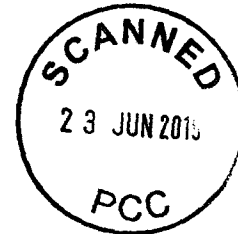


Planning & Environment

Mr Greg Dyer
Chief Executive Officer
Parramatta City Council
PO Box 32
Parramatta NSW 2124



15/05411



Dear Mr Dyer

I am writing in response to Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) for a planning proposal to amend the zoning, maximum building height and Floor Space Ratio (FSR) controls that apply to land at 171 – 189 Parramatta Road, Granville.

Following discussion with the proponent and council officers, I am seeking the views of the Council on whether it would take the opportunity to withdraw the proposal and reformulate it in light of the following matters which are of concern to the Department.

The subject site forms part of an important renewal corridor that is expected to undergo significant change in the future. The site is identified as part of the Granville precinct under the draft Parramatta Road Urban Renewal Strategy, which investigates opportunities for growth and change in development scale along this strategic corridor.

A detailed analysis of the proposal was undertaken by the Department and was also considered by the Department's LEP Panel. The Department is concerned that:

- the site, and any change to the planning and development controls for it, align with local and State strategic planning and not be considered in isolation from the broader Granville precinct and adjoining lands
- the proposal is inconsistent with the exhibited draft Parramatta Employment Lands Study and its response to the future character and role of the Granville precinct as outlined in the study.

The role of Granville will also change over time to support the growth of Parramatta as Sydney's second CBD. The built character of the area is also expected to evolve; however, it should be in accordance with an endorsed strategic framework to enable an appropriate mix of jobs and homes to be accommodated in proximity to transport, the broader Parramatta corridor and the Parramatta CBD.

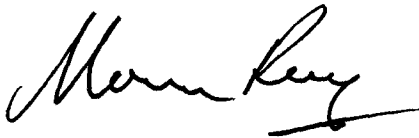
The planning proposal seeks to facilitate a high density mixed-used development within the Granville precinct above the height and scale currently considered appropriate for the area. The justification for this increase is not adequate in the context of the future character of the precinct or the implications on surrounding low density land uses.

It is important that the draft Parramatta Road Urban Renewal Strategy is finalised to provide landowners and the broader community with certainty on the future development potential for this area. It is difficult to support an individual planning proposal of such a scale in isolation of the detailed strategic planning work undertaken to date. The Department will continue to work with Council and UrbanGrowth NSW to finalise the Strategy and work through the implications of that Strategy for the Granville precinct.

I encourage Council to withdraw their proposal and consider a planning proposal that aligns with the local and State strategic planning work undertaken to date and which will encourage revitalisation along this section of Parramatta Road.

Should you have any queries in regard to this matter, please contact Ms Rachel Cumming of the Department's Parramatta office on (02) 9860 1174.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Marcus Ray', with a stylized flourish at the end.

Marcus Ray
Deputy Secretary
Planning Services

22/06/2015