



Gateway Determination

Planning proposal (Department Ref: PP_2019_COPRA_006_00): to rezone land at 55-59 Kirby Street, Rydalmere from IN1 General Industrial to R2 Low Density Residential, amend associated development controls and amend Schedule 1 of the Parramatta Local Environmental Plan 2011 to permit additional land uses.

I, the Deputy Secretary, Greater Sydney, Place and Infrastructure at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Parramatta Local Environmental Plan 2011 to rezone the land at 55-59 Kirby Street, Rydalmere (Lot 21 DP 855339 and Lot 20 DP 855339) amend associated development controls and amend Schedule 1 of the Parramatta Local Environmental Plan 2011 to permit additional land uses should not proceed for the following reasons:

1. The proposal is inconsistent with the following Section 9.1 directions:
 - Business and Industrial Zones;
 - 2.3 Heritage Conservation;
 - 2.6 Remediation of Contaminated Land;
 - 3.4 Integrated Land Use and Transport Planning; and
 - 7.5 Greater Parramatta to Olympic Peninsula Land Use and Infrastructure Implementation Plan.
2. The proposal does not give effect to the Central City District Plan and is inconsistent with Action 49 of the Plan.
3. The proposal does not have strategic or site-specific merit as there is no strategic justification to transition the site from employment lands to predominantly residential and a small amount of commercial uses.

Dated 20th day of March 2021.

Brett Whitworth
Deputy Secretary, Greater Sydney, Place
and Infrastructure
Department of Planning, Industry and
Environment

**Delegate of the Minister for Planning and
Public Spaces**