



Mr Brett Newman
Chief Executive Officer
City of Parramatta
PO Box 32
Parramatta NSW 2124

Dear Mr Newman

Planning proposal PP_2019_COPRA_006_00 to amend Parramatta Local Environmental Plan 2011

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 land at 55-59 Kirby Street, Rydalmere from IN1 General Industrial to R2 Low Density Residential, reduce the maximum height of buildings and floor space ratio on the site and introduce additional permitted uses via an amendment to Schedule 1 of the Parramatta Local Environmental Plan 2011.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should not proceed due to its inconsistencies with the Central City District Plan's Action 49 'Review and manage industrial and urban service land' and several 9.1 directions including Business and Industrial Zones and Integrated Land Use and Transport.

The Department of Planning, Industry and Environment's assessment highlighted that there is no strategic justification to transition the site from employment lands to a mixed-use retail/commercial and residential development under the strategic planning framework established by the District Plan. The Greater Sydney Commission also identified this issue in their consideration of the planning proposal, which informed our assessment.

The proposal relies upon strategic justification from both Parramatta Employment Lands Strategy (ELS) 2016 and the ELS – Review and Update 2020 which are not Department endorsed strategies. While I recognise that the ELS has been submitted to the Department, there is a need to consider the broader strategic planning outcomes of the rezoning having regard to: the future demand and supply of non-residential floor space, the need for housing delivery and diversity, urban design and place outcomes. Should the planning proposal be resubmitted it should be supported by a strong evidence base to identify appropriate built form and transition in zoning and a Department endorsed ELS.

Should you have any enquiries about this matter, I have arranged for Mr Simon Turner at the Department to assist you. Mr Turner can be contacted on 8837 6376.

Yours sincerely,

20 March 2021

Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure
Encl: Gateway Determination