

## Gateway Determination

***Planning proposal (Department Ref: PP\_2018\_COPAR\_010\_00): to rezone land at 1-17 Grey Street and 32-48 Silverwater Road, Silverwater.***

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Auburn Local Environmental Plan (LEP) 2010 to rezone 1-17 Grey Street and 32-48 Silverwater Road, Silverwater from B6 Enterprise Corridor to B1 Neighbourhood Centre, amend the maximum building height control from 14m to 20m, amend the maximum floor space ratio control from 1:1 to 2.7:1, amend the minimum lot size control from 1500m<sup>2</sup> to no minimum lot size and include a site-specific clause should not proceed for the following reasons:

1. The proposal contains unresolved inconsistencies with the following section 9.1 Directions:
  - 1.1. Business and Industrial Zones; and
  - Local Planning Panels Direction – Planning Proposals.
2. The proposal is inconsistent with the Greater Sydney Region Plan 'Objective 23 Industrial and urban services land is planned, retained and managed', and the Central City District Plan 'Action 49 Review and manage industrial and urban service land'. There is no strategic justification to transition the site from employment lands to mixed-use residential/commercial and the Greater Sydney Commission has confirmed that proposal is inconsistent with the review and manage approach as outlined by the District Plan.
3. There is potential land-use conflict between the proposed high-density residential development at the site and the immediately adjoining B6 Enterprise Corridor and IN1 General Industrial-zoned land.
4. There is a lack of public transport infrastructure to support the proposed densities.



## Planning & Environment

5. It is considered that permitting high-density residential and retail development would undermine the ongoing operation of the Silverwater industrial precinct and set an undesirable precedent for rezoning industrial land for residential purposes in the area.

Dated 18<sup>th</sup> day of December 2018.

**Marcus Ray**  
**Deputy Secretary**  
**Planning Services**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning**