

## Christine Gough

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**From:** Greg Woodhams  
**Sent:** Monday, 5 November 2018 11:45 AM  
**To:** Christine Gough  
**Cc:** Ann-Maree Carruthers; Mark Dennett  
**Subject:** FW: Referral of Silverwater Planning Proposal to Greater Sydney Commission

Dear Christine,

Thank you for the opportunity to comment on the proposal for the land at Silverwater.

I note that the Auburn Employment Lands Strategy (ELS) 2015 recommended a B1 zone in this area, but noted that a masterplan would be required for the whole area and acknowledges the problems with housing facing Silverwater Road given the amenity impacts of this major freight corridor.

The B6 precinct serves a primarily local function but it is adjacent to a strategic employment precinct –150ha Silverwater Industrial – which would qualify this B6 precinct as keep and help grow, but consider transition to other employment uses. This might include some local retail to support the wider employment area. Perhaps because the B6 zone hasn't worked well in the last 10 years suggests the first thing to do is to review B6 development standards and permissible employment uses not necessarily change to B1 allowing residential uses.

The land is within the review and manage area of the Central District Plan. The review and manage approach adopts a first principle of keeping the employment value of the land and then reviewing how the precinct might evolve to provide additional employment purposes.

The site is approx. 1.4km from Auburn station and would rely on a bus service on Carnarvon Street to access the station so is not well served by high frequency public transport for a higher density residential land use. Rezoning of the subject block may also set a precedent for rezoning other B6 land in the vicinity leading to more residential use and, overtime, loss of the employment potential of this area for urban services.

Our view is that the proposed rezoning is inconsistent with the review and manage approach under the District Plan and the planning proposal should not proceed to gateway.

Regards

**Greg Woodhams**

Executive Director City Planning Projects

**Greater Sydney  
Commission**

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**From:** Christine Gough  
**Sent:** Wednesday, 31 October 2018 3:11 PM  
**To:** Greg Woodhams <[Greg.Woodhams@gsc.nsw.gov.au](mailto:Greg.Woodhams@gsc.nsw.gov.au)>  
**Cc:** Ann-Maree Carruthers <[Ann-Maree.Carruthers@planning.nsw.gov.au](mailto:Ann-Maree.Carruthers@planning.nsw.gov.au)>; Mark Dennett <[Mark.Dennett@planning.nsw.gov.au](mailto:Mark.Dennett@planning.nsw.gov.au)>  
**Subject:** FW: Referral of Silverwater Planning Proposal to Greater Sydney Commission

Dear Greg,

The Department is writing to the Greater Sydney Commission to seek feedback on a recently received planning proposal that seeks to rezone land currently zoned B6 Enterprise Corridor to B1 Neighbourhood Centre under Parramatta LEP 2011. An outline of the proposal, current and proposed zones, is summarised below:

- The proposal affects land at 1-17 Grey Street and 32-48 Silverwater Road, Silverwater, and has been prepared by the City of Parramatta. The proposal seeks to rezone land from B6 Enterprise Corridor, to B1 Neighbourhood Centre, and amend associated development standards to facilitate a mixed-use development comprising of high density residential development (210 apartments) and retail/commercial (160 jobs). Under the current zoning the following land uses are permissible:

*“Building identification signs; Business identification signs; Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Roads; Self-storage units; Specialised retail premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4”*

All forms of Residential Accommodation are currently prohibited and the rezoning of this site will facilitate the development of housing.

- The site is approximately 7,560sqm in area, and is largely vacant with the exception of a neighbourhood shop and residential home (15 and 17 Grey Street), and rental equipment storage (32-36 Silverwater Road).
- The immediate surrounding area is zoned B6 Enterprise Corridor, and is characterised by one to two storey detached residential dwellings on single allotments. The land and immediate surrounds were rezoned from residential B6 Business Enterprise following the completion of the Auburn Employment Lands Study in 2008 in recognition of the proximity of the land to Silverwater Road.
- The Silverwater Industrial area (zoned IN1 General Industrial) is immediately north of the site, characterised by large lot industrial/warehouse uses;
- Auburn railway station is approximately 1.4kms south of the site, with Olympic Park east of the site. Parramatta CBD is 4.5km from the site.



Figure 1 – Aerial view of subject site.



Figure 2 – Surrounding area



Figure 3 – Current zoning

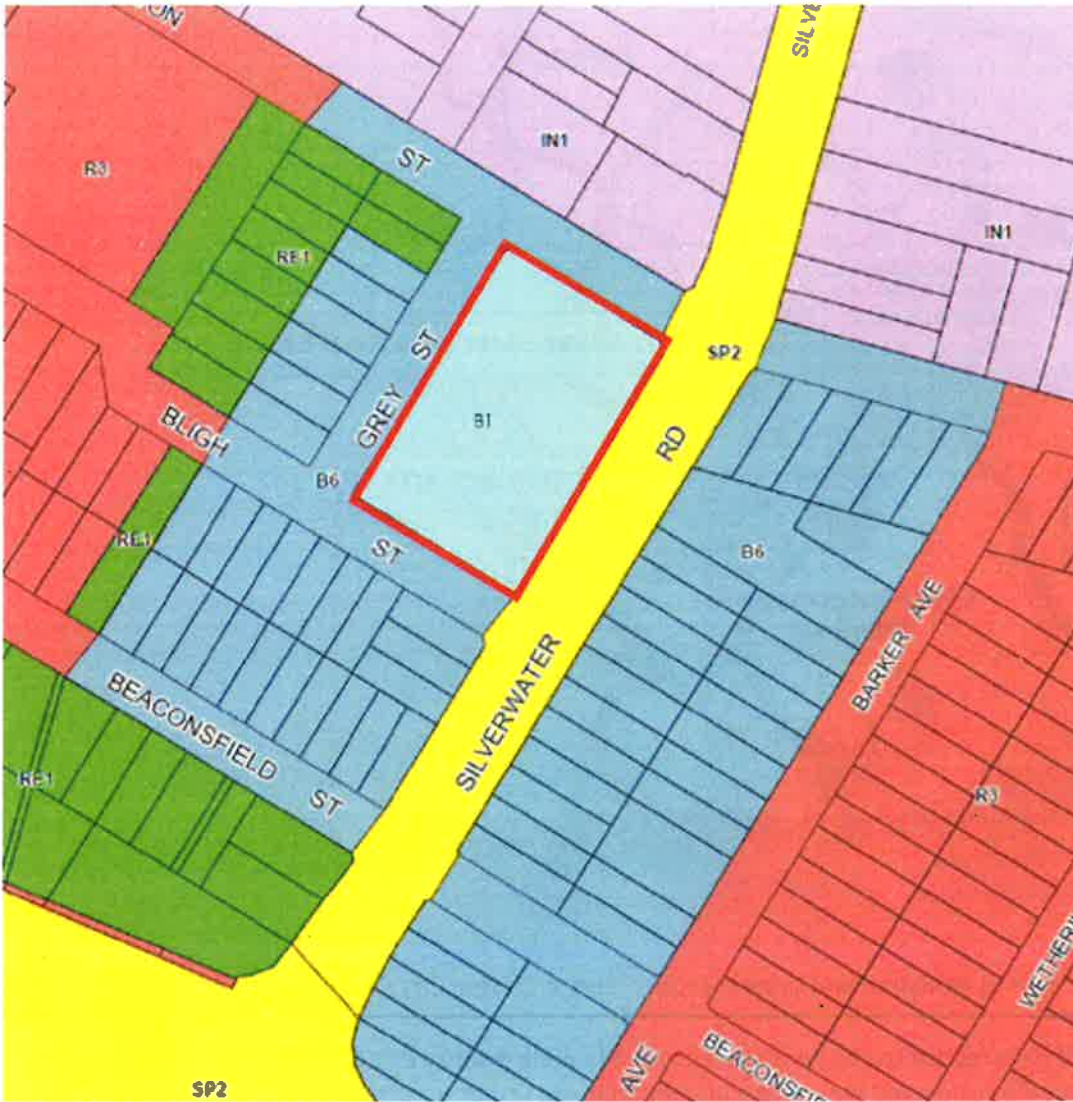


Figure 4 – Proposed zoning.

- The proposal is located directly south of the Silverwater Industrial Estate (Industrial and Urban Services Land), and is identified in the Central City District Plan as land that is to be reviewed and managed (Action 49 of the Plan - page 91).

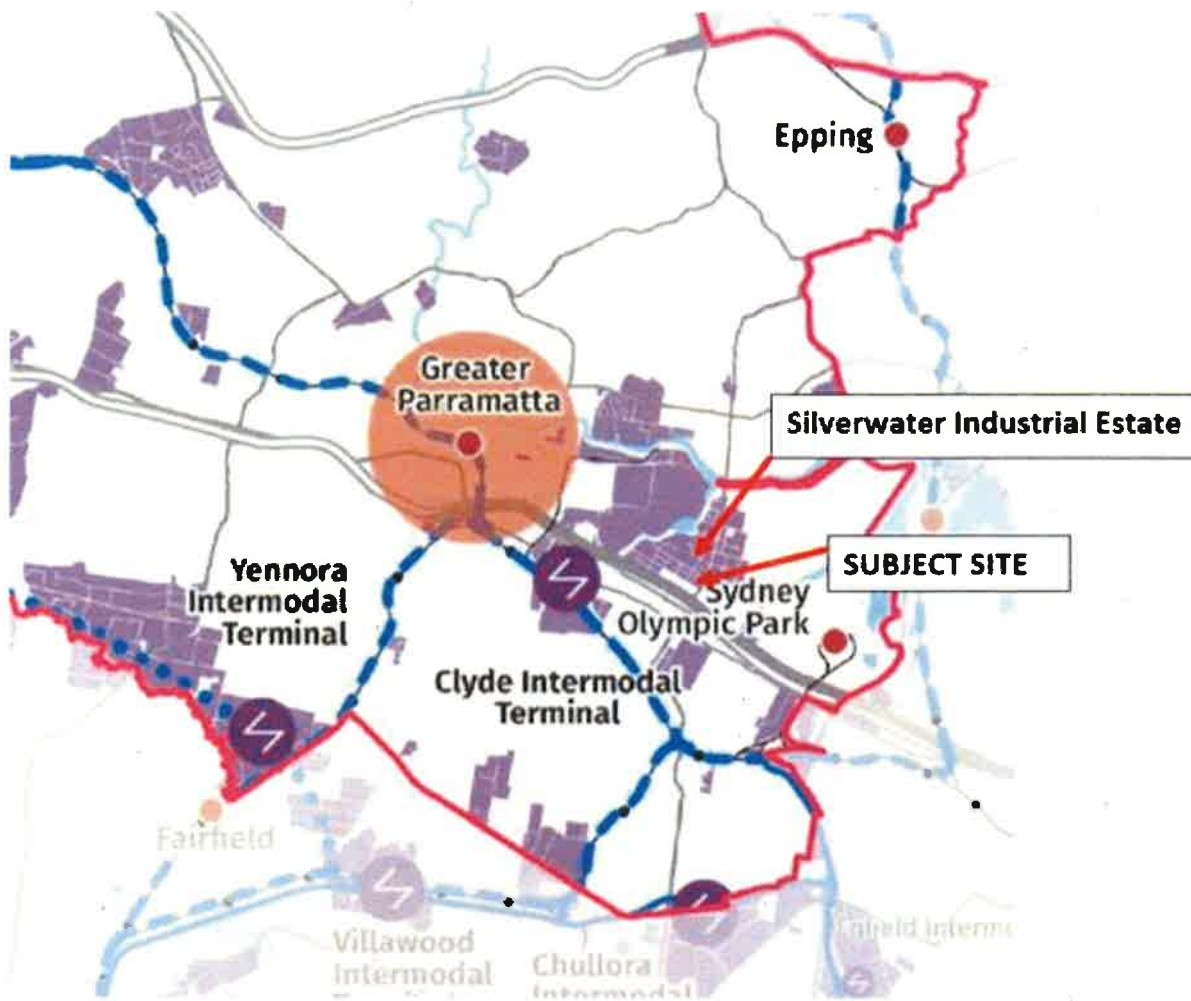


Figure 4 – Subject site in relation to industrial and urban services land in Central City District Plan.

- Your advice is sought with regard to the consistency with Planning Priority C11 Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land; including Actions 49 and 52 of the District Plan and any other Planning Priorities that you may consider.
- The full proposal is able to be viewed on the Department’s LEP tracker here - <http://leptracking.planning.nsw.gov.au/proposaldetails.php?rid=5729>

#### Background

- A similar planning proposal was lodged by the former Auburn Council to rezone the site to B2 Local Centre was refused at Gateway in December 2014 (Department reference PP\_2014\_AUBUR\_003\_00). The refusal was based on several matters, including being inconsistent with Section 9.1 Direction Business and Industrial Zones, the Auburn Employment Lands Strategy 2008 and the then West Central Draft Subregional Strategy.

It would be appreciated if the GSC could provide some commentary on the above proposal, having regard to the implementation of the District Plan. If you require any further information or clarification, please do not hesitate to contact me.

Regards,

**Christine Gough**

Team Leader

Sydney Region West

Planning Services

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