



PCU071740



Our ref: RZ/2/2015
Your ref: PP_2016_COPAR_002_00
Contact: Benjamin Gresham
Telephone: 9806 5088

Ms Catherine Van Laeren
Director Sydney Region West
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

20 July 2017

Dear Catherine,

Planning Proposal for land at 264-268 Pennant Hills Road, Carlingford (PP_2016_COPAR_002_00)

Council at its meeting of 10 July 2017 resolved to endorse a revised Planning Proposal and forward it to the NSW Department of Planning and Environment (DP&E) as per resolution (c) and (f) below:

- (c) ***That Council endorse the revised Planning Proposal for land at 264-268 Pennant Hills Rd, Carlingford (Attachment 2 of Attachment A) which seeks to amend the Parramatta Local Environmental Plan (PLEP 2011) in relation to the subject site by:***
- 1. Rezoning the site from part R2 Low Density Residential and part SP2 Infrastructure (Classified Road) to part R4 High Density Residential, part R2 Low Density Residential and part SP2 Infrastructure (Classified Road);*
 - 2. Increasing the height standard on the site from part 9m to part 21m, part 14m and part 9m;*
 - 3. Increasing the floor space ratio (FSR) standard on the site from part 0.5:1 to part 1.6:1, part 1.1:1 and part 0.5:1; and*
 - 4. Amending the Biodiversity Map to include the identified Blue Gum High Forest as a high constraint, and habitat trees as a moderate constraint.*
- (f) ***That the revised Planning Proposal for land at 264-268 Pennant Hills Road be forwarded to DP&E along with a cover letter addressing how the revised proposal is consistent the conditions of the previously received Gateway determination dated 12 September 2016.***

As per above resolution (f), this letter addresses how the revised Planning Proposal is consistent the conditions of the previously received Gateway determination (PP_2016_COPAR_002_00) dated 12 September 2016.

Consistent with conditions 1 (a) – (e) of the Gateway Determination, the Planning Proposal has been amended to include page numbering and add an additional objective for biodiversity protection. In addition, the maps and figures have been made clearly legible.

Consistent with condition 1 (f) of the previously received Gateway Determination, the above Planning Proposal has been revised to reflect the outcome of additional supporting studies that were undertaken. This includes the Draft Carlingford Block

Study (Urban Design study) by Urbis, Transport Report by CBRK and Ecological Constraints Analysis by Cumberland Ecology. As a result, the Planning Proposal has been revised as follows:

Control	Submitted to Department	Revised Planning Proposal
Zoning	- Part R2 Low Density Residential - Part R4 High Density Residential - Part SP2 Infrastructure (Classified Road)	- Part R2 Low Density Residential - Part R4 High Density Residential - Part SP2 Infrastructure (Classified Road)
Floor Space Ratio	1.2:1	Part 1.2:1, 1.6:1
Height of Buildings	Part 9m, 11m, 14m, 20m and 29m	Part 14m, 21m
Biodiversity	To map part of site as Natural Resources - Biodiversity to reflect existing Endangered Ecological Community (EEC) on the site.	To map part of site as Natural Resources - Biodiversity to reflect existing Endangered Ecological Community (EEC) on the site.

Council is not seeking an amended or revised Gateway Determination. The objectives and intended outcomes of the Planning Proposal have not changed and it is considered to still be consistent with the existing Gateway Determination as it amends the zoning, floor space ratio and height of buildings controls and the Natural Resources Biodiversity Map for land at 264 to 268 Pennant Hills Road, Carlingford.

As per the Council resolution of 10 July 2017, the Planning Proposal will be placed on public exhibition concurrently with the Draft Carlingford Block Study, DCP, VPAs, Section 94 Plan and Planning Proposal for the adjoining site at 258-262 Pennant Hills Road and 17 & 20 Azile Court, should a Gateway determination be received for that proposal.

The revised Planning Proposal, supporting studies and relevant reports are provided on the attached CD for your reference. Should you require any further information or wish to discuss this matter please contact Benjamin Gresham, Project Officer Land Use Planning on 9806 5088 or via email at bgresham@cityofparramatta.nsw.gov.au.

Yours sincerely,



Kevin Kuo

Team Leader - Land Use Planning

Attachments (electronic only):

1. Planning Proposal – 264-268 Pennant Hills Road, Carlingford (including attachments)
2. Report to Council, 10 July 2017
3. Extract of minutes, Council meeting 10 July 2017
4. Report to IHAP, 20 June 2017
5. Extract of minutes, IHAP meeting 20 June 2017