



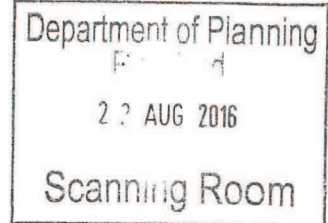
PCU066643



Your Reference:
Our Reference: RZ/2/2015
Contact: Diane Galea
Telephone: 9806 5324

Catherine Van Laeren
Director Sydney Region West
Department of Planning & Environment
PO Box 39
Sydney NSW 2001

16 August 2016



Dear Catherine

Planning Proposal 264-268 Pennant Hills Road, Carlingford

Please find attached a Planning Proposal seeking to amend Parramatta Local Environmental Plan 2011 as it relates to the abovementioned land. It is noted that the application is also subject to a Pre-Gateway Review currently with the Department.

Council at its meeting of 8 August 2016 considered the Planning Proposal and resolved:

- (a) ***That Council endorse the Planning Proposal prepared for 264-268 Pennant Hills Road, Carlingford, provided at Attachment 1 for submission to the Department of Planning and Environment for Gateway Determination, subject to the following condition:***
 - (i) *the provision of additional studies to be undertaken by the applicant with other adjoining land owners (as outlined in their letter dated 11 July 2016) to address the matters raised by Council in the report of 14 June 2016.*
- (b) ***That the applicant be advised that whilst the Planning Proposal may proceed to gateway determination with a maximum floor space ratio of 1.2:1 and a maximum building height of up to 29m, (as shown in the planning proposal at Attachment 1), that these are the maximum potential height and FSR and these may decrease once the additional studies are completed and fully assessed by Council.***
- (c) ***That Council commence negotiations for a Voluntary Planning Agreement (VPA) with the land owner, potentially in conjunction with the adjoining land owner/s, in relation to the Planning Proposal.***
- (d) ***That any VPA be in addition to Section 94A development contributions payable in conjunction with the future redevelopment of the site.***

-
- (e) ***That*** delegated authority be given to the Interim General Manager to negotiate and prepare the draft on behalf of Council and that the draft VPA be reported to Council prior to its public exhibition.
- (f) ***That*** Council consider a report on a Site Specific DCP for the subject site prior to its public exhibition.
- (g) ***That*** Council authorise the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during the planning amendment process.
- (h) ***Further, that*** Council advises the Department of Planning and Environment that the Interim General Manager will be exercising the plan-making delegations for this Planning Proposal.

Council requests that it exercise its plan making delegations in this instance.

Should you wish to discuss this matter further please contact me on 9806 5324.

Yours sincerely



Diane Galea
Senior Project Officer Land Use Planning

Attachments (electronic only)

Planning Proposal: 264-268 Pennant Hills Road, Carlingford
Council Report 8 August 2016

CC: Adrian Hohenzollern
Team Leader
Sydney Region West
Via email: adrian.hohenzollern@planning.nsw.gov.au