



DPE: RR\_2018\_COPAR\_001\_00  
Our Reference: RZ/25/2016  
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Planning Panel Secretariat  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Stuart Withington, Manager, Planning Panels Secretariat

15 June 2018

Dear Mr. Withington

**Planning Proposal (Rezoning Review) – 235-237 Marsden Road, Carlingford (RR\_2018\_COPAR\_001\_00)**

I refer to your letter dated 22 May 2018 following the Rezoning Review determination for the planning proposal at 235-237 Marsden Road, Carlingford. The proponent sought a pre-Gateway review where the Sydney Central City Planning Panel decided on 17 May 2018 that the proposal should be submitted for a Gateway determination.

The Planning Proposal is seeking to amend Parramatta Local Environmental Plan (LEP) 2011 for the site as follows:

	Current	Proposed
Zone	R2 Low Density Residential	R3 Medium Density Residential
Floor Space Ratio	0.5:1	0.6:1
Height of Buildings	9m	11m

It is recognised that the proposed changes to the land use zone and development standards are relatively modest, however Council maintains concern that should the Planning Proposal proceed, this could equate to a decision to rezone the broader area for medium density development without the proper strategic planning work to inform such a decision being undertaken. Notwithstanding this concern, Council acknowledge Clause 5 of the panel decision that identifies the “distinctive characteristics” of the site that distinguish the rezoning of this site would not create a precedent for rezoning elsewhere in the locality.

The Rezoning Review determination letter invites Council to advise the Planning Panel Secretariat within 42 days whether it will accept the role of the relevant planning authority (RPA) for this proposal. Council advises that it will accept the role of RPA for the planning proposal once the Gateway Determination is issued. Council is best suited to assess a number of the local

planning matters that were raised in the February 2018 Council Report and May 2018 Pre Gateway Review Determination, particularly those relating to distinctive site specific character and consultation with the local community.

Council will proceed with the preparation of a planning proposal under section 3.33 (formerly section 55) of the *Environmental Planning and Assessment Act 1979* and submit it for Gateway Determination within 42 days of this correspondence.

Please contact Kieren Lawson, Project Officer on 9806 5879 or [KLawson@cityofparramatta.nsw.gov.au](mailto:KLawson@cityofparramatta.nsw.gov.au) should you have any queries in progressing this planning proposal.

Yours sincerely,

Michael Rogers  
**Service Manager – Land Use Planning**