



PCU071693



Our Reference: RZ/1/2017  
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

17 July 2017

Dear Catherine,

**Gateway request – Planning Proposal for land at 258-262 Pennant Hills Road and 17 & 20 Azile Court, Carlingford**

Please find attached a Planning Proposal seeking to amend the Parramatta Local Environmental Plan 2011 as it relates to the abovementioned land.

Council at its meeting of 10 July 2017 resolved to endorse the Planning Proposal and forward it to the NSW Department of Planning and Environment (DP&E) for a Gateway determination as per resolution (d) and (e) below:

- (a) *That Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 20 June 2017 (Attachment A) and its recommendation (Attachment B) which supports placing the Draft Carlingford Block Study on public exhibition and the progression of associated planning proposals for 264-268 Pennant Hills Road, Carlingford; and 258-262 Pennant Hills Road and 17 and 20 Azile Court, Carlingford.*
- (b) *That Council endorse the Draft Carlingford Block Study (Attachment 1 of Attachment A) which recommends increases in density, between 2-6 storeys, on land within the study area (bound by Pennant Hills Road to the north, Martins Lane to the east, Homelands Avenue to the south and Tintern Avenue to the west).*
- (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.
- (d) *That Council endorse the Planning Proposal for land at 258-262 Pennant Hills Rd and 17 and 20 Azile Court, Carlingford (Attachment 3 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 R2 Low Density Residential and part SP2 Infrastructure (Classified Road) to part R4 High Density Residential and part SP2 Infrastructure (Classified Road)
  2. Increasing the height standard on the site from 9m to part 21m and part 14m;
  3. Increasing the floor space ratio (FSR) on the site from 0.5:1 to part 1.6:1 and part 1.2:1; and
  4. Amending the Biodiversity Map to include the identified as habitat trees as a moderate constraint.
- (e) **That** the Planning Proposal for land at 258-262 Pennant Hills Road and 17 & 20 Azile Court, Carlingford be forwarded to the NSW Department of Planning and Environment (DP&E) for a Gateway determination.
- (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.
- (g) **That** a Development Control Plan (DCP) be prepared for the entire block study area and be reported to Council prior to formal exhibition of the planning proposals and Draft Carlingford Block Study.
- (h) **That** the Draft Carlingford Block Study be publicly exhibited concurrently with the above planning proposals, study area DCP, VPAs and Section 94 Plan.
- (i) **That** while the planning proposals can be placed on public exhibition they should not be finalised until Section 94 and any other funding arrangements for infrastructure and open space are finalised by Council.
- (j) **That** delegated authority be given to the CEO to negotiate the VPAs on behalf of Council in addition to any Section 94A contributions payable, and that the outcome of negotiations be reported back to Council prior to its concurrent public exhibition with the draft DCP and planning proposals.
- (k) **That** Council advises DP&E that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (l) **That** Council authorises the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan- amendment process.
- (m) **That** the Council be congratulated for early communication with effected landowners and residents.
- (n) **Further, that** because it is reasonable that residents and owners affected by possible land acquisitions are new to the process, which is complex, and there is a degree of anxiety, the Panel requests that the Council should put together and maintain an information package on exactly how the land acquisition process occurs and what options there are for existing and future residents impacted by this issue. It is a fair process governed by law

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*designed to protect the interests of the land owner and requires that acquisition is accompanied by a fair market price.*

As per the resolution, Council requests that it exercise its plan making delegations in this instance. Please find attached a CD containing all relevant documentation, including the Planning Proposal, relevant reports and supporting studies.

It should also be noted that the site subject to this Planning Proposal adjoins the BaptistCare site at 264-268 Pennant Hills Rd, Carlingford which is also subject to a Planning Proposal (PP\_2016\_COPAR\_002\_00) and within the Carlingford Block Study area.

Should you require any further information or wish to discuss this matter please contact me on 9806 5088 or via email at [bgresham@cityofparramatta.nsw.gov.au](mailto:bgresham@cityofparramatta.nsw.gov.au).

Yours sincerely,



Benjamin Gresham  
**Project Officer - Land Use Planning**

*Attachments (electronic only):*

1. *Planning Proposal – 258-262 Pennant Hills Road and 17 & 20 Azile Court, 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*
6. *Draft Carlingford Block Study 2017*