

Ms Mary-Lynne Taylor
Chairperson
Sydney West Joint Regional Planning Panel
GPO Box 3415
Sydney NSW 2000

Ref:16/12031

Dear Ms Taylor

Mary-Lynne

Request for Pre-Gateway Review - PGR_2016_THILL_002_00 - 241-245 Pennant Hills Road, Carlingford

I am writing to advise the Sydney West Joint Regional Planning Panel (Panel) that a pre-Gateway review request dated 1 April 2016 has been submitted to the Department of Planning and Environment for consideration and to request that the Panel review the proposal.

The pre-Gateway review request seeks to amend *The Hills Local Environmental Plan 2012* for land at 241-245 Pennant Hills Road, Carlingford (Lots 1, 2, 5 and 6 DP 805059). The proposal seeks to facilitate a mixed use residential and commercial development on land zoned B2 Local Centre, by:

- increasing the maximum building height for the site from 9 metres to a range of 15 metres to 57 metres; and
- increasing the maximum floor space ratio from 1.0:1 to 2.8:1.

The proponent is seeking a pre-Gateway review as council failed to indicate its support 90 days after the proponent submitted the proposal to Council.

The Department of Planning and Environment has completed an initial assessment of the proposal and considers that there is merit in the proposal proceeding for further consideration.

The Panel is now requested to review the proposal and prepare advice concerning the proposal's merits. The advice should a recommendation as to whether, in the opinion of the Panel, a planning proposal should be submitted for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979*.

The Panel is encouraged to meet with the Department of Planning and Environment, Council, the proponent, and any relevant agency previously involved in the matter to clarify any issues before completing the review. The contact details of the relevant officers and the proponent can be found within the enclosed supporting information.

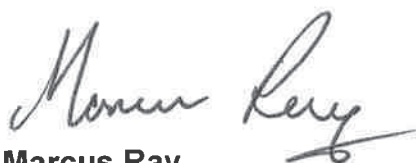
The advice and recommendation should be provided within 28 days of the date of this request and sent to the Sydney Region Office of the Department of Planning and Environment.

The following information and documents are enclosed to assist the Panel in its review of the proposal:

- Proponent's request for review, together with application form, supporting information and relevant correspondence (attachment 1)
- The comments provided by City of Parramatta Council and the Hills Shire Council (attachment 2 and 3)
- The Department of Planning and Environment's justification / merit assessment, which examines the council's and proponent's views and explores whether the proposed instrument has strategic and/or site-specific merit (attachment 4)
- Panel advice and recommendation template (attached)

If you have any further enquiries about this matter, please contact Mr Daniel Gorgioski from the Department's Sydney Region West Team on (02) 9860 1538.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Marcus Ray', with a stylized flourish at the end.

Marcus Ray
Deputy Secretary
Planning Services

20/10/2016