

THE HILLS SHIRE COUNCIL

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19 May 2016

Derryn John
Team Leader, Sydney Region West
Planning Services
Department of Planning and Environment

Our Ref: 15/2016/PLP
Your Ref: PGR_2016_THILL_002_00

Dear Mr John

Pre-Gateway Review Request Planning Proposal to amend The Hills Local Environmental Plan 2012 – 241-245 Pennant Hills Road, Carlingford

I refer to a request for a Pre-Gateway Review submitted in relation to the above planning proposal. The subject planning proposal (15/2016/PLP) was lodged with Council on 23 December 2015. There was a 'deemed refusal' as Council had not indicated its support within 90 days of receiving the proposal.

Council considered a report on the planning proposal at the Ordinary Meeting of 10 May 2016 and resolved that:

"The planning proposal not proceed to Gateway Determination for the following reasons:

- 1. It is inconsistent with the objectives of the Local Strategy, and mixed use development generally, in respect to employment;*
- 2. Represents a missed opportunity to retain and intensify the commercial use of the site to provide jobs close to homes within this business zone;*
- 3. It is isolated from the Carlingford Precinct and does not represent the same opportunity for such a high development yield;*
- 4. The proposed maximum building heights would be out of character for the site and is likely to negatively impact upon the privacy, amenity and solar access of properties to the west of the site; and*
- 5. The vehicle movements generated and connections proposed would put unacceptable levels of traffic on local roads which are already over capacity during peak periods and would potentially delay and conflict with movements on Pennant Hills Road."*

A copy of the report which was presented at Council's Ordinary Meeting is attached to this letter for consideration.

Council amalgamations took effect on Thursday 12 May 2016, at which point the site at 241-245 Pennant Hills Road, Carlingford became part of City of Parramatta Council local

government area. The Department of Planning and Environment are encouraged to contact Janelle Scully, Senior Project Officer – Land Use Planning, City of Parramatta Council in order to obtain comments with respect to City of Parramatta Council position on this matter:

Phone: (02) 9806 5771

Email: jscully@parracity.nsw.gov.au

Mailing address: PO Box 32, Parramatta NSW 2124

A copy of this letter has been provided to Janelle Scully of City of Parramatta Council for her reference.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Stewart Seale'.

Stewart Seale

MANAGER FORWARD PLANNING

Attachment 1: Planning Proposal to amend The Hills Local Environmental Plan 2012 – 241-245
Pennant Hills Road, Carlingford (15/2016/PLP)