



Professor Edward Blakely
District Commissioner
Sydney West Central Planning Panel
PO Box 257
Parramatta NSW 2124

16/15470

Dear Professor Blakely *Eel*

Request for pre-Gateway review – PGR_2016_THILL_002_00

I would like to thank the Sydney West Central Planning Panel for its consideration of a pre-Gateway review request for a site at, 241-245 Pennant Hills Road, Carlingford.

I have considered the Panel's recommendation on this matter and I have determined that the matter should proceed to the Gateway determination stage. This decision is on the condition that the proposal be amended to 1.5:1 Floor Space Ratio with a height of up to 8 storeys (28m) and the provision of appropriate transition from the low density residential to the commercial core.

The proponent and Council have been advised of this decision. A copy of the Panel's report and recommendation have been provided to both parties.

Council has now been asked to advise if it would like to be the Relevant Planning Authority (RPA) for this proposal and to progress the matter formally as a planning proposal to the Gateway determination stage.

Should Council agree to be the RPA, it will need to submit a planning proposal in accordance with section 55 of the *Environmental Planning and Assessment Act 1979*, within 28 days of the date of this letter. Should Council decline to progress this matter, an alternative RPA may be appointed to do so. In the event this occurs, the Sydney West Central Planning Panel may be asked to perform this function. I will advise the Panel at a later stage should this be necessary.

If you have any further enquiries about this matter, I have arranged for Mr Daniel Gorgioski to assist you. Mr Gorgioski can be contacted on (02) 9860 1538.

Yours sincerely,

Marcus Ray
Deputy Secretary
Planning Services

21/12/2016



Mr Greg Dyer
Interim General Manager
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

16/15470

Dear Mr Dyer

Request for pre-Gateway review – PGR_2016_THILL_002_00

I refer to the request for a pre-Gateway review lodged on 1 April 2016 for a proposal to amend *The Hills Local Environmental Plan 2012* which seeks to facilitate a mixed use residential and commercial development on land zoned B2 Local Centre at 241-245 Pennant Hills Road, Carlingford.

I have now determined that the proposal should proceed to Gateway determination stage. In making my decision, I considered the request for a pre-Gateway review together with the recommendation of the Sydney West Central Planning Panel and advice provided by Council.

However, this decision is on the condition that the proposal be amended to reflect a 1.5:1 Floor Space Ratio with a height of up to 8 storeys (28m) and the provision of appropriate transition from the low density residential to the commercial core.

The Panel believes that this site should provide a more graduated transition from the high density Carlingford core to the lower density surrounding the site. It is noted that the Draft District Plan requires precinct studies on these strategic transport oriented development corridors.

I have attached a copy of the Panel's decision, for your information.

Consequently, Council is asked to advise if it would like to be the Relevant Planning Authority (RPA) for this proposal. Should Council agree to be the RPA, it will need to prepare a planning proposal under section 55 of the *Environmental Planning and Assessment Act (EP&A Act) 1979*, and submit it for a Gateway determination within 28 days of the date of this letter.

If Council does not wish to progress this matter, an alternate RPA may be appointed to prepare the planning proposal. Should Council not wish to be the RPA for this proposal, please contact the Department of Planning and Environment to discuss this matter further. You can check the progress of the pre-Gateway review on the Tracking System at <http://pgrtracking.planning.nsw.gov.au/>

If you have any further enquiries about this matter, I have arranged for Mr Daniel Gorgioski to assist you. Mr Gorgioski can be contacted on (02) 9860 1538.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Marcus Ray', written in a cursive style.

Marcus Ray
Deputy Secretary
Planning Services

21/12/2016
Encl:
Tab 1 - SCWPP decision



Mr Nigel White
Triple Eight Corporation Pty Ltd
PO Box 1045
Blacktown NSW 2148

16/15470

Dear Mr White

Request for pre-Gateway review – PGR_2016_THILL_002_00

I refer to your request for a pre-Gateway review lodged on 1 April 2016 for a proposal to amend *The Hills Local Environmental Plan 2012* which seeks to facilitate a mixed use residential and commercial development on land zoned B2 Local Centre at 241-245 Pennant Hills Road, Carlingford.

I have now determined that the proposal should proceed to Gateway determination stage. In making my decision, I considered the request for a pre-Gateway review together with the recommendation of the Sydney West Central Planning Panel and advice provided by Council.

However, this decision is on the condition that the proposal be amended to reflect a 1.5:1 Floor Space Ratio with a height of up to 8 storeys (28m) and the provision of appropriate transition from the low density residential to the commercial core. The Panel believes that this site should provide a more graduated transition from the high density Carlingford core to the lower density surrounding the site. It is noted that the Draft District Plan requires precinct studies on strategic transport oriented development corridors including the one that covers this site.

I have attached a copy of the Panel's decision, for your information.

Council has been advised of this decision and has been asked to advise if it would like to be the Relevant Planning Authority (RPA) for this proposal. Should Council agree to be the RPA, it will submit a planning proposal in accordance with section 55 of the *Environmental Planning and Assessment Act 1979*.

If a planning proposal is not submitted by City of Parramatta Council within 28 days of the date of this letter, or the Council indicates that it will not submit a planning proposal within the timeframe, an alternate RPA may be appointed to prepare a planning proposal to progress this matter.

In the event an alternate RPA is appointed, an additional fee of **\$25,000** plus any additional necessary charges to recover costs on proposal-specific basis, will be payable. You will be advised of whether an alternate RPA will be appointed for this matter, as soon as possible.

You can check the progress of your pre-Gateway review on the Tracking System at <http://pgrtracking.planning.nsw.gov.au/>

Should you have any further enquiries about this matter, I have arranged for Mr Daniel Gorgioski to assist you. Mr Gorgioski can be contacted on (02) 9860 1538.

Yours sincerely,



Marcus Ray
Deputy Secretary
Planning Services

21/12/2016