

Rezoning Review Briefing Report – PP-2022-470

High density residential development at 169 Pennant Hills Road, Carlingford (48 homes, 0 jobs)

Element	Description
Date of request	20 September 2022
Department ref. no	RR-2022-19 (PP-2022-470)
LGA	Parramatta
LEP to be amended	Parramatta (former The Hills) Local Environmental Plan 2012
Address	169 Pennant Hills Road, Carlingford (Lot 4 DP 211775)
Reason for review	<input type="checkbox"/> Council notified the proponent it will not support the proposed amendment <input checked="" type="checkbox"/> Council failed to indicate support for the proposal within 90 days
Has council nominated PPA role	No – After the rezoning review was lodged, Council resolved not to support the planning proposal. As the Planning Proposal was submitted after the new LEP Making Guidelines were finalised, Council cannot be the PPA.
Consultation	No formal consultation on the planning proposal has occurred.
Brief overview of the timeframe/progress of the planning proposal	11 August 2021 – Pre-lodgement meeting between Council and proponent 26 April 2022 – Proponent lodged planning proposal with Council 20 September 2022 – Proponent lodged rezoning review request on the NSW Planning Portal. 20 September 2022 – Parramatta Local Planning Panel recommended that Council not support the planning proposal 10 October 2022 – Council resolved to not support the planning proposal.
Department contact:	Jonathan Saavedra, Specialist Planning Officer, Agile Planning

Planning Proposal

Table 1. Overview of planning proposal

Element	Description
Site Area	2,910sqm
Site Description	<p>The site is located at 169 Pennant Hills Road, Carlingford (Lot 4 DP 211775) (see Figure 1). It is currently vacant.</p> <p>The site is rectangular and located on the northern side of Pennant Hills Road. It slopes slightly downward away from Pennant Hills Road.</p> <p>The site is accessed via Pennant Hills Road and is surrounded by 1-2 storey residential development. It is 50m from the nearest bus stop and 1.2km from the proposed Carlingford light rail station.</p>
Proposal summary	<p>The planning proposal seeks to facilitate redevelopment of the site for a 6 storey residential apartment building with 2 levels of basement parking.</p> <p>It proposes to make the following amendments to the Parramatta (former The Hills) LEP 2012:</p> <ul style="list-style-type: none"> • rezone from R2 Low Density Residential to R4 High Density Residential • increase the maximum height from 9m to 20m • apply a 2:1 FSR.
Relevant State and Local Planning Policies, Instruments	<ul style="list-style-type: none"> • Greater Sydney Region Plan • Central City District Plan • Future Transport 2056 • GPOP Place-based Infrastructure Compact • Parramatta Local Strategic Planning Statement • Parramatta Local Housing Strategy • Ministerial Direction 1.1 Implementation of Regional Plans • Ministerial Direction 6.1 Residential Zones • Parramatta (former The Hills) Local Environmental Plan 2012



Figure 1. Subject site (source: planning proposal)

The planning proposal seeks to amend the Parramatta (former The Hills) LEP 2012 per the changes in **Table 2** below.

Table 2. Current and proposed controls

Control	Current	Proposed
Zone	R2 Low Density Residential	R4 High Density Residential
Maximum height of the building	9m	20m
Floor space ratio	N/A	2:1

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.



Figure 2. Current zoning (source: ePlanning Spatial Viewer, 2022)

Key Issues

Issue no. 1

Whether the proposal is consistent with the regional and local strategic plans.

Council view

- The proposal is inconsistent with the Parramatta Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS) because:
 - the site is located outside of the Carlingford Growth Area Precinct and is not identified as being in a future growth precinct
 - the site is located within the potential Parramatta CBD to Epping Mass Transit/Train Link Corridor, which the LSPS and LHS seek to preserve from intensification until the upgraded transport infrastructure is committed.
- The LSPS and LHS identify sufficient land to meet the housing target of 77,000 new dwellings to meet projected needs for 2036. Therefore, there is no need to bring forward additional sites outside of growth precincts for development in an unplanned and uncoordinated way.

Proponent view

- The proposal is consistent with the Greater Sydney Region Plan because it will provide additional diverse housing within the existing urban footprint of Sydney and within 1.3km of the Carlingford town centre and proposed light rail station.
- The proposal is consistent with the Central City District Plan because it will provide diverse housing near public transport, being bus stops and proposed light rail station.
- The proposal is consistent with the draft GPOP Place-based Infrastructure Compact because the site is within the Rydalmere to Carlingford Precincts priority area and brings opportunities for social housing expansion in Carlingford.
- The proposal is consistent with the long-term vision of the LSPS because it provides a catalyst for development of the Parramatta to Epping Mass Transit/Train Link Corridor.

Issue no. 2

Whether the proposal is likely to have negative impacts on the local area and amenity.

Council view

- The proposed height and density controls will result in an inappropriate transition from R4 High Density Residential uses to R2 Low Density Residential uses.
- The proposed height (20m) will result in development that is more than twice the height of surrounding dwellings (9m) will result in negative impacts on amenity, including overshadowing, and on the local character and neighbourhood scale.
- The proposed FSR of 2:1 is out of scale with the surrounding local area and could not be achieved without a further request for increased height.

Proponent view

- The site is not known to contain critical habitat or threatened species, populations, ecological communities or habitats.
- The site is not known to be affected by any natural hazards.
- The proposal is accompanied by an Urban Design Report which demonstrates that the concept design will not result in unacceptable shadow impacts on adjacent

properties and can comply with the solar access requirements in the Apartment Design Guide.

- There are no current deficiencies in public infrastructure to support the proposal.
- The proposal is accompanied by a letter of intent to enter into a VPA to deliver supporting infrastructure.

Other issues:

- Council states that the concept plan accompanying the planning proposal shows a development with an FSR of less than 2:1, and is non-compliant with the setbacks, landscaping, unit floor area, open space and carparking requirements of The Hills Development Control Plan (DCP).

Attachments

Attachment A1 – Rezoning Review Application (form)

Attachment A2 – Rezoning Review Application (cover letter)

Attachment A3 – Planning Proposal

Attachment B – Council meeting agenda (10 October 2022)

Attachment C – Council meeting minutes (10 October 2022)

Attachment D – Council officer’s response to rezoning review

Attachment E – Maps

Attachment F – Local Planning Panel meeting minutes (20 September 2022)

Attachment G – Urban Design Report (8 February 2022)

Attachment H – Traffic and Transport Study (24 December 2021)

Attachment I – Letter of intent for VPA (4 February 2022)



17 November 2022

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22 November 2022

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