Planning and Assessment Act 1979, grant development consent to DA/958/2021, subject to conditions of consent in **Attachment 1**.

REASONS FOR APPROVAL

- 1. The Panel is satisfied with the applicants Clause 4.6 written request to vary the building height standard.
- 2. The development is permissible in the B4 zone pursuant to Parramatta Local Environmental Plan 2011 and generally satisfies the requirements of the applicable planning framework.
- 3. The development will be compatible with the emerging and planned future character of the area.
- 4. The development will provide housing that accommodates the needs of the existing and future residents, workers and visitors of Parramatta.
- 5. The amenity impacts can be appropriately managed.
- 6. The Panel is satisfied that:
 - a. The applicant's written request adequately addresses the matters required to be addressed under clause 4.6 (3) of the LEP; and
 - b. The development is in the public interest because it is consistent with the objectives of clause 4.3 (Height of Buildings) of the LEP and the objectives for development in the B4 Mixed Use zone.
- 7. For the reasons given above, approval of the application is in the public interest.

The Panel decision was UNANIMOUS.

REPORTS – PLANNING PROPOSALS

6.1 SUBJECT Refusal of the Planning Proposal for land at 169 Pennant Hills Road, Carlingford
REFERENCE RZ/3/2022 – D08861653
APPLICANT/S Urbanism Pty Ltd
OWNERS Mr Lorenzo Biordi
REPORT OF Team Leader Land Use and Planning
The Panel considered the matter listed at Item 6.1 and attachments to Item 6.1. PUBLIC FORUM

There were no public forum submissions for Item 6.1.

DETERMINATION

- (a) **That** the Panel recommend that Council refuse the Planning Proposal at 169 Pennant Hills Road, Carlingford for the following reasons:
 - i. The Planning Proposal is inconsistent with the Local Strategic Planning Statement as the site is not within the identified Carlingford Growth Precinct and the form of development proposed is incompatible with the low density character of the area.
 - ii. The Planning Proposal is inconsistent with the Local Housing Strategy as intensification of development along the Parramatta CBD to Epping Corridor is not required to meet existing housing targets.
 - iii. The Planning Proposal is premature given that the investigation into the potential Epping to Parramatta Mass Transit/Train Link has not yet commenced and the likely timeframe for new housing delivery associated with this infrastructure is post 2036.
 - iv. The proposed density and heights would result in an overdevelopment of the site, are inconsistent with the density and heights of nearby development, and are overbearing of nearby lower scale development.
- (b) **Further, that** the applicant be advised of Council's decision.

The Panel decision was UNANIMOUS.

The meeting terminated at 3:55 pm.

Chairperson