

## REZONING REVIEW RECORD OF DECISION

STRATEGIC PLANNING PANEL of the  
SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DECISION</b>	12 December 2022
<b>DATE OF MEETING</b>	8 December 2022
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Greg Woodhams, Blake Cansdale, Jane Fielding
<b>APOLOGIES</b>	Richard Thorp
<b>DECLARATIONS OF INTEREST</b>	None

### REZONING REVIEW

**RR-2022-19 – City of Parramatta – PP-2022-470 – 169 Pennant Hills Road, Carlingford**

The planning proposal involves rezoning:

- The land from R2 Low Density Residential to R4 High Density Residential
- Amending the "height of building map" to increase the building height from 9m to 20m
- Amending the "floor space ratio maps" to increase the permissible floor space ratio to 2.0:1

Reason for Review:

- ☐ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☒ The council has failed to indicate its support 115 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

### PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- ☐ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☒ **should not** be submitted for a Gateway determination because the proposal has
- ☒ not demonstrated strategic merit
  - ☐ has demonstrated strategic merit but not site specific merit

The decision was unanimous

### REASONS FOR THE DECISION

The Panel considered the documentation, was briefed by the Department and then heard from Council and the Proponent during the meeting. Opposing arguments on key issues detailed in the Briefing Report were canvassed during the meeting and the Proponent and Council responded to questions from the Panel.





While it was evident there had been consultation between the Proponent and Council, the Panel concurred with Council and the Local Planning Panel that the Proposal failed to adequately demonstrate strategic merit in that the Proposal did not adequately:

- Give effect to the Greater Sydney Region Plan or Central City District Plan

- Demonstrate consistency with the City of Parramatta LSPS 2036.
  - The Panel accepts that 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.
- Demonstrate consistency with the Local Housing Strategy as intensification of development along the Parramatta CBD to Epping Corridor is not required to meet existing housing targets.

The Planning Proposal is premature given that the investigation into the potential Epping to Parramatta Mass Transit/ Train Link has not yet commenced and has not been recognised by the existing planning framework. Council has advised that the likely timeframe for new house delivery associated with this infrastructure is post 2036.

Accordingly, the Panel determined the Planning Proposal should not be submitted for Gateway Determination.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Greg Woodhams
 Blake Cansdale	 Jane Fielding

SCHEDULE 1		
1	<b>PANEL REF – LGA – DEPARTMENT REF - ADDRESS</b>	RR-2022-19 – City of Parramatta – PP-2022-470 – 169 Pennant Hills Road, Carlingford
2	<b>LEP TO BE AMENDED</b>	Parramatta Local Environmental Plan 2012
3	<b>PROPOSED INSTRUMENT</b>	The proposal seeks to amend Parramatta Local Environmental Plan 2012 on land at 169 Pennant Hills Road, Carlingford to: <ul style="list-style-type: none"> <li>• Rezone land from R2 Low Density Residential to R4 High Density Residential</li> <li>• Amend the "height of building map" to increase the building height from 9m to 20m</li> </ul>

		<ul style="list-style-type: none"> <li>Amend the "floor space ratio maps" to increase the permissible floor space ratio to 2.0:1</li> </ul>
4	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>Rezoning review request documentation</li> <li>Briefing report from Department of Planning and Environment</li> </ul>
5	<b>BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li><b>Briefing with Department of Planning and Environment (DPE):</b> 11:30am – 12:00pm, 08 December 2022 <ul style="list-style-type: none"> <li>Panel members in attendance: Abigail Goldberg (Chair), Greg Woodhams, Blake Cansdale, Jane Fielding</li> <li>DPE staff in attendance: Rachel Hughes, Jonathan Saavedra, Adam Iskander, Nava Maghami</li> <li>Key issues discussed: the material identified in the briefing package being the proposal, site location, background and identified key issues</li> </ul> </li> <li><b>Briefing with Council:</b> 12:00pm – 12:30pm, 08 December 2022 <ul style="list-style-type: none"> <li>Panel members in attendance: Abigail Goldberg (Chair), Greg Woodhams, Blake Cansdale, Jane Fielding.</li> <li>DPE staff in attendance: Rachel Hughes, Jonathan Saavedra, Adam Iskander, Nava Maghami, Peter Pham</li> <li>Council representatives in attendance: Belinda Borg, David Birds, Jema Samonte</li> <li>Key issues discussed: consistency with the Parramatta LSPS &amp; Housing Strategy - housing targets &amp; future transport infrastructure; location of site relative to Greater Parramatta to Olympic Peninsula (GPOP) Placed -based Infrastructure Compact.</li> </ul> </li> <li><b>Briefing with Proponent:</b> 12:30pm – 1:00pm, 08 December 2022 <ul style="list-style-type: none"> <li>Panel members in attendance: Abigail Goldberg (Chair), Greg Woodhams, Blake Cansdale, Jane Fielding.</li> <li>DPE staff in attendance: Rachel Hughes, Jonathan Saavedra, Adam Iskander, Nava Maghami, Peter Pham</li> <li>Proponent representatives in attendance: Wesley Folitarik, Adrian Conditsis &amp; Simon Ochudzawa</li> <li>Key issues discussed: consistency with LSPS - future uses of the site &amp; potential of site on potential major transport corridor; history of the site &amp; current DA for townhouses; interface with adjoining properties including building height &amp; overshadowing.</li> </ul> </li> <li><b>Panel Discussion:</b> 1:00pm – 1:30pm, 08 December 2022 <ul style="list-style-type: none"> <li>Panel members in attendance: Abigail Goldberg (Chair), Greg Woodhams, Blake Cansdale, Jane Fielding.</li> <li>DPE staff in attendance: Rachel Hughes, Jonathan Saavedra, Adam Iskander, Nava Maghami, Peter Pham</li> </ul> </li> </ul>