

Catherine Van Laeren
Director, Sydney Region West
Department of Planning & Environment
SYDNEY NSW 2001

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| Your Reference | PGR_2016_SYW_002_00 |
| Our Reference | RZ/14/2016 |
| Contact | Kieren Lawson |
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27 August 2019

Dear Ms Van Laeren

Planning Proposal at 241-245 Pennant Hills Road, Carlingford

I refer to the Planning Proposal for 241-245 Pennant Hills Road, Carlingford that was considered by the City of Parramatta Council at the Ordinary Meeting of 22 July 2019. At this meeting, Council resolved the following:

- (a) **That** Council notes the recommendation of the Local Planning Panel on 21 May 2019 in relation to this matter, but does not endorse the Planning Proposal for 241-245 Pennant Hills Road, Carlingford to proceed to Gateway Determination for the following reasons:
- 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 on Felton and Pennant Hills Roads.
 - The proposal in its current format will result in a reduction in the amount of existing commercial floor space at the site which is inconsistent with the objectives of the Central City District Plan and its objectives to provide employment in the Carlingford area.
 - 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.
- (b) **That** Council notes the Pre-Gateway Review panel decision on 30 November 2016 that recommended a maximum FSR of 1.5:1 and a maximum building height of 28 metres (8 storeys).
- (c) **Further, that** Council be amenable to a site specific amendment to The Hills LEP 2012 for 241-245 Pennant Hills Road, in line with the Pre-Gateway Review panel decision of 30 November 2016 with the following additional condition:
- That a minimum of 2,940 square metres of commercial floor space be provided in a new proposal to ensure that there is no loss of commercial space across the current site and that the employment objectives to provide jobs close to homes in this business zone may continue to be made possible.

(Resolution 2258, Item 14.3, Council Meeting 22 July 2019)

This matter was previously reported to the City of Parramatta Local Planning Panel (LPP) on 21 May 2019 where Council officers recommended that the Planning Proposal proceed at an overall FSR of 2.1:1. However, the advice provided by the LPP to Council recommended an overall FSR of 2.4:1 for the site subject to conditions. A copy of the LPP report and minutes as well as a copy of the subsequent Council report and minutes are attached to this correspondence for your reference.

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As you would be aware, this proposal was previously refused by The Hills Council on 10 May 2016 and was subject to a Pre-Gateway Review (PGR) on 30 November 2016 where the Panel advised that an FSR of 1.5:1 and maximum building height of 28m was more appropriate for the site. The PGR Panel also noted that a higher yield could potentially be achieved on the site subject to the careful analysis of the urban design, height outcomes and traffic issues associated with any new proposal.

Should the applicant seek to submit a revised scheme, Council will undertake an assessment of the proposal and submit it for Gateway if satisfied it is more in keeping with the PGR recommendation. Should the Planning Proposal receive Gateway, Council will be responsible for the preparation of a site-specific Development Control Plan and Voluntary Planning Agreement that will be exhibited concurrently with the Planning Proposal. However, should the applicant seek an alternative Planning Proposal Authority (PPA) to progress the Planning Proposal, it is Council's position that any such request not be accepted and that Council remain the PPA for the proposal. Council's position is consistent with that of the PGR Panel as it accepts an FSR of 1.5:1 and a building height of 28m can be accommodated on the site, however is not satisfied that the submitted scheme adequately demonstrates the careful analysis of the urban design, height outcomes and traffic issues as required by the PGR recommendation.

I trust this correspondence clarifies City of Parramatta's position on this matter. If you wish to discuss this in further detail, please contact Kieren Lawson via the details above or myself on 9806 5834, or kkuo@cityofparramatta.nsw.gov.au

Yours sincerely,

Kevin Kuo
Team Leader – Land Use Planning