



DATE OF DETERMINATION	6 October 2022
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Richard Thorp
APOLOGIES	None
DECLARATIONS OF INTEREST	Jane Fielding advised that she has a conflict regarding this proposal as her company has undertaken work for the Applicant.

Meeting held by Teleconference on 6 October 2022, opened at 11:00am and closed at 11:50am. Papers circulated electronically on 30 September 2022.

PLANNING PROPOSAL

2020CCI004 – City of Parramatta – PP-2022-376 - 241 - 245 Pennant Hills Road, Carlingford - seeks to amend the Parramatta (former The Hills) LEP 2012 to facilitate the redevelopment of the site for commercial and residential use (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4, and the material presented at meetings listed at item 5 in Schedule 1.



As the planning proposal authority, the Panel determine to endorse the planning proposal for finalisation. The decision was unanimous. Based on the post-exhibition report, it is recommended that the proposed additional local provision clause be updated to require the site specific DCP to address tree canopy and green cover. The Panel also notes that:



- The permissibility of the townhouse development on the site is contingent on the finalisation of the Draft Parramatta Local Environmental Plan.
- The Panel’s support for and encouragement of the inclusion of affordable housing through the mechanism of the VPA to be negotiated with Council.

REASONS FOR THE DECISION

The Sydney Central City Planning Panel determined that the updated planning proposal should be submitted to the Department for finalisation because:

- The proposal demonstrates strategic and site-specific merit;
- It is consistent with the Greater Sydney Region Plan and the Central City District Plan in terms of increasing housing supply and choice, providing for new jobs, additional open space and affordable housing.
- With the inclusion of the updated local provision clause, the conditions of the Gateway have been met; and
- Agency and community consultation has occurred in accordance with the Gateway determination and all submissions have been adequately considered by the Department.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	
	David Ryan

 Roberta Ryan	 Richard Thorp
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SCHEDULE 1		
1	PANEL REF – LGA – PLANNING PROPOSAL NO. - ADDRESS	PP-2022-376 - 241 – City of Parramatta – 241-245 Pennant Hills Road, Carlingford
2	LEP TO BE AMENDED	Parramatta (former The Hills) Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	<p>The planning proposal seeks to amend the Parramatta (former The Hills) LEP 2012 to facilitate the redevelopment of the site for commercial and residential uses, by:</p> <ul style="list-style-type: none"> • increasing the maximum building height from 9m to part 14m and part 49m • increasing the maximum floor space ratio (FSR) from 1:1 to 2.1:1 • introducing the design excellence clause for the site from the Parramatta LEP 2011 • introducing a new site-specific provision for the calculation of gross floor area (GFA) for enclosed private balconies, providing non-residential floor area and requirements for a development control plan (DCP).
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Post-Exhibition Report: 29 September 2022 • Written submissions during public exhibition: Three (3) • Total number of unique submissions received by way of objection: Three (3)
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 6 October 2022 at 11:00am <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Richard Thorp Jane Fielding noted a COI ○ <u>Department of Planning assessment staff</u>: Louise McMahon, Renee Ezzy, Angela Hynes