

DATE OF DECISION	11 June 2020
PANEL MEMBERS	Abigail Goldberg (Chair), Gabrielle Morrish, David Ryan and Richard Thorp
APOLOGIES	None
DECLARATIONS OF INTEREST	<p>Councillors Martin Zaiter and Sameer Pandey advised that they have conflict of interest in respect of this proposal as the project has previously been discussed at a council workshop and they have participated in a vote in the council chamber regarding a planning proposal for this site.</p> <p>Jane Fielding advised that she has a conflict regarding this proposal as her company has undertaken work for the Applicant.</p>

REZONING REVIEW

2016SYW222 – Parramatta City Council (The Hills LEP) – PGR_2016_SYW_002_00 AT 241-245 Pennant Hills Road, Carlingford

The proposal seeks to facilitate a mixed use residential and commercial development on land zoned B2 Local Centre by increasing the maximum building height for the site from 9 m to a range of 15 to 57 m; and increasing the maximum floor space ration from 1.0:1 to 2.8:1. Key issues related to the zoning review include density, height and urban design.

BACKGROUND

The Parramatta Local Planning Panel (LPP) considered a planning proposal report provided by City of Parramatta Council staff in May 2019, which recommended a maximum height of part 14m and part 49m, and an FSR of 2.1:1 across the site.

The LPP recommended that the proposal be submitted to the Department for a Gateway determination with the advice that:

- Consideration should be given to increase the maximum FSR 2.4:1 subject to:
 - A maximum of 108 dwellings; and
 - A minimum commercial floorspace of 1970m².

APPOINTMENT OF PANEL AS PLANNING PROPOSAL AUTHORITY

Correspondence provided to the Panel indicated that the City of Parramatta Council was given the opportunity to continue in the role of planning proposal authority (PPA) for the proposal. Council advised in May 2020 that they consider the matter refused and do not wish to continue as the PPA for this matter.

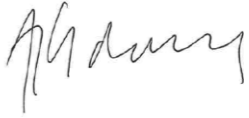
PANEL DECISION

In accordance with section 3.32(1) (formerly section 54(1)) of the *Environmental Planning and Assessment Act 1979*, the Planning Panel as delegate of the Minister for Planning has considered the matter and determined to appoint itself as the PPA to finalise this application.

The Panel requests that the Department provide it with a report on the matter within approximately 5 weeks, and that the Panel aims to meet to progress the matter within two months.

The decision was **unanimous**.

PANEL MEMBERS




Abigail Goldberg (Chair)



Gabrielle Morrish



David Ryan



Richard Thorp