

DATE OF ADVICE	Wednesday, 30 November 2016
PANEL MEMBERS	Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, David Ryan and Richard Thorp
APOLOGIES	None
DECLARATIONS OF INTEREST	None

PRE-GATEWAY REVIEW

2016SYW222 – Parramatta City Council (The Hills LEP) – PGR_2016_SYW_002_00 AT 241-245 Pennant Hills Road, Carlingford (AS DESCRIBED IN SCHEDULE 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 90 days after the proponent submitted a request to prepare a planning proposal

PANEL CONSIDERATION AND RECOMMENDATION

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 recommends that:






- The planning proposal **should** be submitted for a Gateway determination, subject to the matters raised in the recommendation of the Panel
- The planning proposal **should not** be submitted for a Gateway determination

The decision was unanimous.

ADVICE AND REASONS FOR THE RECOMMENDATION

The Panel believes that the site has potential for higher density and height, however the Panel is not convinced of the merits of the preferred option advocated by the proponent. The Panel does not support the proponent's preferred option to develop to a maximum FSR of 2.8:1 and a maximum height of up to 57m, because of potential for adverse impacts on the residential areas in the vicinity and the existing limited capacity of the local road network. The Panel believes that this site should provide a more graduated transition from the high density Carlingford core to the lower density surrounding the site. Insufficient justification has been provided for the height and FSR, and the strategic basis for the density proposed has not been provided. It is noted that the Draft District Plan requires precinct studies on these strategic transport oriented development corridors such as occurs here. In these circumstances, the Panel presently supports a smaller form of redevelopment as discussed in the Department of Planning and Environment report of 1.5:1 FSR with a height of up to 8 storeys (28m) and the provision of appropriate transition from the low density residential to the commercial core.

The Panel notes that there is an opportunity for the Gateway Determination to be altered if it were to be justified by a careful analysis of the urban design, height outcomes and traffic issues associated with any revised proposal.

PANEL MEMBERS	
 Edward Blakely (Chair)	 Mary-Lynne Taylor
 Paul Mitchell	 David Ryan
 Richard Thorp	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2016SYW222 – Parramatta City Council (The Hills LEP) – PGR_2016_SYW_002_00 AT 241-245 Pennant Hills Road, Carlingford
2	LEP TO BE AMENDED	The Hills Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	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
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Pre-Gateway review request documentation • Department Justification Assessment Report • Report from The Hills Shire Council dated 10 May 2016 • Determination by The Hills Shire Council dated 19 May 2016 • Report from Parramatta City Council dated 25 July 2016 • Minutes of the meeting of Parramatta City Council on 25 July 2016 • Letter from proponent dated 23 November 2016
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 30 November 2016 • Briefing meetings: 30 November 2016 <ul style="list-style-type: none"> • Briefing with Department of Planning and Environment (Regional Team): 11:00 am - 11:45am • Briefing meeting with Proponent: 11:45 am to 12:20 pm • Briefing meeting with Council: 12:30pm to 1pm • Attendance: <ul style="list-style-type: none"> ○ Panel members: Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, David Ryan and Richard Thorp ○ Proponent: Camille Latouf, Architectus, Ron Bechara, 888 Corp and Nigel White, 888 Corp ○ Council: Neal McCarry and Kimberley Beencke, City of Parramatta Council ○ Department of Planning and Environment: Catherine Van Laeren, Adrian Hohenzollern and Daniel Gorgioski