



16 June 2021

TfNSW Reference: SYD14/00267/06

Mr Nigel White
Director
Triple Eight Corporation
nigel@planningdirection.com.au

Dear Mr White,

**PRE-PLANNING PROPOSAL - ROAD WIDENING AFFECTATION
241-245 PENNANT HILLS ROAD, CARLINGFORD (the Site)**

Transport for NSW (TfNSW) appreciates the opportunity to respond to the letter addressed to TfNSW from Mr Paul Jayne, Madison Marcus dated 23rd February 2021 in relation to the above proposal, and we apologise for the delay in replying.

We understand that your key query relates to possible alternatives as to how Lot 5 DP805509 (**Lot 5**) and Lot 6 DP 805509 (**Lot 6**) could be dealt with going forward as part of the broader planning proposal being prepared for the Site.

Having considered this issue internally, TfNSW advises that it is not in a position to relinquish the road widening which affects Lots 5 and 6 at this time (as indicated by the pink shaded parcels in the top half of the diagram in **Attachment A**).

As an alternative to the possibilities put forward in the Madison Marcus letter dated 23 February 2021, TfNSW encourages you to approach Council about potential density offset provisions that could be adopted for this site in an LEP amendment, so that the potential floor space ratio (FSR) from Lots 5 and 6 can be transferred to the rest of the Site.

Thank you for the opportunity to provide early advice on this preliminary planning proposal. Should you have any questions or further enquiries in relation to this matter, Supun Perera would be pleased to assist you via email at supun.perera@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Cher', followed by a stylized flourish.

Cheramie Marsden
Senior Manager Strategic Land Use
Land Use, Network & Place Planning, Greater Sydney

Attachment A

