

Frequently Asked Questions

Planning Proposal, Draft Planning Agreement and Draft Site-Specific Development Control Plan at 263-281 Pennant Hills Road, Carlingford (previously known as 263-273 Pennant Hills Road and 18 Shirley, Carlingford)

What is a Planning Proposal?

A Planning Proposal (also known as a rezoning application) is a document that explains proposed changes to land use planning controls that are found in a Local Environmental Plan (LEP). A planning proposal details how the controls are proposed to change, for example by increasing building heights to allow for more development in a particular area.

It also sets out the justification for why these changes are suitable for the site and an assessment of the potential impacts of the proposal and how they should be resolved if it is approved. Planning proposals are usually supported by extensive technical information to help with the assessment such as studies on flooding, traffic, urban design, and social impact assessments. A planning proposal can be prepared by anyone, but usually it is either a landowner, developer, or Council.

What is a Site-Specific Development Control Plan?

A Development Control Plan (DCP) is a planning document that provides detailed planning and design rules to support the Local Environmental Plan (LEP). These rules are generally referred to as 'controls' and include standards such as storm water management, public domain, parking, access, and urban design. For some planning proposals such as 263-281 Pennant Hills Road, Carlingford, a Site-Specific DCP is prepared to ensure the controls are tailored to the specific needs of the site and the local context.

What is a Planning Agreement?

A Planning Agreement is a legal document that is created under the Environmental Planning and Assessment Act 1979 between developers and government agencies (including councils) typically to facilitate the provision of funds or works by the developer for infrastructure, services, or other public amenities. Planning agreements are generally tailored to help contribute towards meeting the needs for increases or improvements in local services generated by the development proposed.

What is a Local Environmental Plan?

A local environmental plan (LEP) is a legal document that guides planning decisions on specific development proposals. It is prepared by the local Council and approved by the State Government. The LEP is an important planning tool that helps shape the future of an area and ensures development is carried out appropriately. Controls in an LEP address such things as land use zones, building heights, heritage, flood risk management controls and environmental protection.

What is the objective and intended outcome of this Planning Proposal?

The objective of this Planning Proposal is to amend Parramatta Local Environmental Plan 2023 to change the current land use zoning and planning controls for the site so that it can be redeveloped. It is intended that the redevelopment will allow an increase of 197 residential units, 600 sqm increase in retail floor space, a childcare centre, a new central park, and a community hub including a community centre and library.

What will the Planning Agreement do?

The Planning Agreement will facilitate community benefit to future residents of the site and the wider community through:

- Dedication of a 2,500 sqm 'warm shell' community hub to Council, including a library and community centre with 20 parking spaces.
- Provision and dedication of a central park to Council which will be available for public use.

- Provide and make accessible public open space links for residents and the broader community.
- A monetary contribution equivalent to the Section 7.11 Contributions, enabling Council to directly allocate funding to the fit-out of the library and community hub.

How many new apartments are proposed to be built?

In total the Planning Proposal is expected to deliver approximately 723 dwellings, this is an increase of 197 when compared to what could be achieved on the site under the current planning controls. Dwelling figures will be further refined during the development application process.

How tall will the buildings be?

The proposed height controls are 110 metres along Pennant Hills Road and 56 metres on the rest of the site. These heights will accommodate building heights up to about 29 storeys along Pennant Hills Road and up to about 13 storeys on the rest of the site. Building heights have been distributed across the site so that the development lot contains a range of building heights.

How will traffic impacts be dealt with?

It is proposed that the proponent will contribute towards the signalisation of the Evans Road, Lloyds Avenue and Pennant Hills Road intersection that will be constructed by Transport for NSW (TfNSW).

The Planning Proposal will also be referred to TfNSW as part of the Public Exhibition of the Planning Proposal for further comment. Local traffic impacts will be dealt with in finer detail at the Development Application stage.

Why is the RE1 Public Open Space land being reconfigured?

The proposed reconfiguration of RE1 Public Open Space will provide for a new 'Central Park' of 4,760 sqm with an improved shape, street frontage and connectivity than the currently zoned open space configuration. The proposed reconfiguration of public open space meets Council's Community Infrastructure Strategy requirement for 20% of the site to be provided as public open space, with the 'Central Park' satisfying the minimum 3,000 sqm size for a local park.

Is the site a good location for apartments and local businesses?

The site presents an ideal location for additional apartments and businesses due to its proximity to key amenities. Its proximity to local shops ensures future residents and employees have easy access to essential goods and services, fostering convenience and growth of the local economy. The existing and proposed nearby open spaces contribute to a desirable living and working environment, offering recreational opportunities. Furthermore, the site's accessibility to Carlingford Light Rail facilitates convenient commuting, reducing reliance on private vehicles.

Why does this proposal include a community hub and a library?

This proposal includes a new community hub and library as Council's Community Infrastructure Strategy identifies that the existing Carlingford Library is too small and that a new Community Hub and Library are essential infrastructure that is required service the growing population.

What will happen to the existing Carlingford Library?

It is anticipated that a new larger library and Community Centre will be provided on the Planning Proposal site that will be dedicated to Council. There has currently been no decision made on the future use of existing library and what will happen to it when the new one opens.