

# Public Exhibition

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

Submissions from the community are welcome during public exhibition of this proposal. The closing date for submissions is **Wednesday 24 April 2024**.

## Introduction

City of Parramatta Council is proposing to change the planning controls applying to 263-281 Pennant Hills Road, Carlingford (previously known as 263-273 Pennant Hills Road and 18 Shirley Street, Carlingford) shown in Figure 1.

If endorsed, the changes will allow redevelopment of this site to allow an increase of 197 residential units, a 600 sqm increase in retail floor space, a childcare centre, a new central park, and a community hub including a community centre and library. Buildings will range in height from 8 storeys to 29 storeys.

The proposed changes are described in a Planning Proposal, draft Development Control Plan (draft DCP) and a draft Planning Agreement. The applicant for this project is Karimbla Properties Pty Ltd.



Figure 1 - Site Map

## Background

The site is approximately 28,000 sq.m in area and is located 60m south of Carlingford Village shopping centre, and 400m from the planned Carlingford Light Rail Stop.

The site is within the Carlingford Precinct which is an identified Growth Precinct in the Parramatta Local Strategic Planning Statement (LSPS) meaning that it is suitable for higher density growth.

Council's Local Housing Strategy (LHS) also identifies Carlingford as a Growth Precinct and forecasts that approximately 4,430 new dwellings will occupy the precinct by 2036. Other things to note about the site include:

- The site includes an existing development approval for 450 dwellings granted by the Sydney West Joint Regional Planning Panel in 2012 when it was in the former Hills Shire Local Government Area.
- A development application for 620 dwellings on the site was refused by the Sydney Central Planning Panel in December 2022. Council and the landowner are in negotiations with the Land and Environment Court regarding a suitable development. It is anticipated that this Planning Proposal will be developed in addition to any Court approved scheme.
- There is also a recently finalised Planning Proposal that allows for up to 2,000 sq.m of retail and recreational uses on the site.

## Summary of Proposal

The Planning Proposal seeks to change *Parramatta Local Environmental Plan (LEP) 2023* controls to allow redevelopment of the site to allow an increase of 197 residential units, a 600 sqm increase in retail floor space, a childcare centre, a new central park, and a community hub including a community centre and library. Buildings will range in height from 8 storeys to 29 storeys.

The table below describes the changes between the current and proposed Parramatta LEP 2023 planning controls.

**Table 1.** Summary of changes proposed to the planning controls within the planning proposal area.

	Existing as per PLEP 2023	Proposed changes to PLEP 2023
Zoning	Part R4 High Density Residential, Part RE1 Public Recreation, and Part SP2 Infrastructure	Reconfigured R4 High Density Residential zone, and Reconfigured RE1 Public Recreation zone  Existing SP2 Infrastructure zone to remain as is.
Height of Buildings	Part 33m, and part 27m	Part 110m, and part 56m
Floor Space Ratio	2.3:1	3.6:1
Schedule 1 of the PLEP 2023 – Additional Permitted Uses	The maximum gross floor area of parts of the buildings used for business premises, food and drink premises, recreational facilities (indoor) and shops on the R4 High Density Residential zoned part of the site is 2,000sqm.	An increase in the maximum gross floor area of parts of the buildings used for business premises, food and drink premises, recreational facilities (indoor) and shops on the R4 High Density Residential zoned part of the site to 2,600 sqm.
Amend the Land Reservation Acquisition Map	Proposed public open space to be dedicated not identified.	Identify the proposed public open space to be dedicated.

Figures 2 and 3 show the reference design and site layout.



**Figure 2 – Reference Design**



Figure 3 – Proposed Site Layout

### Proposed Development Control Plan (DCP) Changes

A draft DCP has been prepared for the site, providing detailed planning and development controls and guidelines for specific types of development. The draft DCP contains controls to:

- Facilitate relevant site-specific built form and public domain requirements.
- Facilitate community facility design requirements.
- Facilitate sustainability and water management requirements.
- Facilitate open space and pedestrian connections requirements.
- Facilitate vehicle access and parking requirements.

It is proposed that the Site-Specific DCP will be included within Part 8 of the Parramatta DCP 2023.

### Draft Planning Agreement

A draft Planning Agreement between Council and the proponent was endorsed for public exhibition by Council on 4 December 2023. The Draft Planning Agreement proposes:

- Dedication of a 2,500 sqm community hub which will be fitted out by Council, including a library and community centre with the provision of 20 parking spaces.
- Provision and dedication of public open space to Council.
- Provision of publicly accessible open space via public access easements.
- A monetary contribution equivalent to the Section 7.11 Contributions which Council plans to allocate towards the fit-out of the community hub.

# How to make a submission

Written submissions on the proposals are welcome. Council will consider all submissions before final decisions are made.

You can make a submission by:

Phone: Call (02) 9806 5050 and ask to speak to Rafael Morrissey or Carmel O'Connor

Email: [council@cityofparramatta.nsw.gov.au](mailto:council@cityofparramatta.nsw.gov.au). Please include the reference – Planning Proposal - RZ/5/2023

Online: Use the submission form on Participate Parramatta  
<https://participate.cityofparramatta.nsw.gov.au/263-281-pennant-hills-road>

Post: City of Parramatta Council  
Attn: Rafael, Morrissey, City Planning  
Subject: Planning Proposal - RZ/5/2023  
PO Box 32, Parramatta NSW 2124

Please include the reference (Planning Proposal - RZ/5/2023) in your submission.

All submissions are to be received by 5pm on Wednesday 24 April 2024.

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For non-English speakers, phone interpretation services are available via TIS National on 131 450.

## KOREAN

본 소식지와 관련해 통역 지원이 필요하신 경우, TIS (131 450)에 전화하여 Parramatta Customer Service (9806 5050)를 연결해 달라고 요청하시면 됩니다. 업무시간은 월요일에서 금요일, 오전 8시 30분부터 오후 5시까지입니다.

## ARABIC

إذا كنت بحاجة للمساعدة في ترجمة هذه النشرة، اتصل بـTIS على الرقم 131 450 واطلب منهم الاتصال نيابة عنك بخدمة زبائن باراماتا على الرقم 9806 5050 من الإثنين إلى الجمعة بين الساعة 8:30 صباحاً و 5:00 مساءً.

## CHINESE

如果你需要翻译协助阅读这份新闻简报，请联系 TIS，电话131 450，要求他们代表你接通巴拉玛打市议会顾客服务处，电话 9806 5050。顾客服务处的工作时间是每星期一至星期五，上午8:30至下午5:00。

## HINDI

यदि आपको यह सूचना-पत्र समझने में सहायता चाहिए तो कृपया TIS को 131 450 पर फ़ोन करें और उनसे कहें कि आपकी तरफ़ से पैरामाटा कस्टमर सर्विस को 9806 5050 पर फ़ोन करें। यह सेवा सोमवार से शुक्रवार, सुबह 8.30 बजे से शाम 5.00 तक उपलब्ध है।