

Carter Street Precinct

Frequently Asked Questions

Where is the Carter Street Precinct?

- The 52-hectare Carter Street Precinct is located directly south-west of Sydney Olympic Park, north of the M4 Motorway and east of Haslams Creek.
- Entry to the Precinct is from the M4 Motorway and Parramatta Road at Hill Road, Parramatta Road at Birnie Avenue and from John Ian Wing Parade.
- Carter Street is the main east-west road through the precinct, while Uhrig Road links with the Sydney Olympic Park town centre and Olympic Park train station to the north east.

Why are we revising the plans for Carter Street Precinct after it was already rezoned?

- The Department of Planning and Environment are consulting on the draft revised Master Plan and planning controls for the Carter Street Precinct, which includes consideration of developing proposals such as the proposed westbound offramp from the M4 Motorway and the proposed extension of Parramatta Light Rail (Stage 2) into the precinct, including a stop and terminus within the village centre.
- We are taking this opportunity to improve the plans for Carter Street Precinct by enhancing the connections to Sydney Olympic Park and Parramatta CBD and expanding the public open space.
- We are also proposing to change the location of the proposed primary school site to adjoining the central public open space and village centre so it is easier for students to access the park.

What are the community benefits of the revised plan for the Carter Street Precinct?

- A new primary school site adjoining a central public open space area to allow students to safely access this open space.
- Improved walking and cycling paths to link the Haslams Creek foreshore to the parkland in Sydney Olympic Park.
- Enhance the road connections within the precinct and to Sydney Olympic Park to make it easier to move around the area.
- No changes to the number of homes in the precinct – it will remain at about 5,500 new homes to be delivered over the next 20 to 30 years.

What are the main changes to the existing planning controls introduced in 2015?

- Accommodate changes Hill Road, considering the developing proposal of a new westbound M4 Motorway off ramp that will improve access to the Carter Street Precinct, Sydney Olympic Park and Wentworth Point.
- Incorporating a light rail stop in the village centre as part of the proposed Parramatta Light Rail (Stage 2).
- A new road along Haslams Creek foreshore providing improved access for residents in the western part of the precinct to John Ian Wing Parade, the proposed primary school and village centre.
- Relocation of the proposed primary school site adjacent to the central open space and village centre.
- Increasing the amount of public open space from 4.75 hectares to approximately 5.3 hectares. This includes expanding the central public open space adjoining the school site from 2.98 hectares to 3.4 hectares.
- Pedestrian and cycle paths linking to the existing network throughout Sydney Olympic Park. This includes new shared pathways, new signalised pedestrian crossings and the Haslams Creek foreshore reserve.
- A revised building height and form strategy to encourage greater height variation across the precinct with new design excellence provisions.
- Improved design standards for certain new developments.

How will the draft revised Master Plan for Carter Street be implemented?

- To implement the revised Master Plan, it is proposed to amend the Auburn Local Environmental Plan 2010 and Carter Street Precinct Development Control Plan 2016.
- It is proposed to amend the Local Environmental Plan provisions in respect to the land use zoning, height of buildings, floor space ratio, land reservation acquisition and design excellence.
- It is proposed to amend the Development Control Plan in respect to the structure plan, road network, building setback, active street frontages, vehicle access and land use safety requirements.
- The proposed amendments to the LEP (Explanation of Intended Effect) and Development Control Plan have been placed on public exhibition with the draft revised Master Plan.

What do these changes mean for landowners?

- While changes are proposed to land use zones, building heights, floor space ratios and land acquisition, the proposed changes to the planning controls for the precinct do not provide any additional floor space. This means no changes are proposed to the overall number of homes, which remains at 5,500 new homes to be delivered over the next 20 to 30 years.
- There are no changes proposed to the existing planning controls for the business and technology park along the M4 Motorway corridor for corporate offices and light industry.
- Certain developments over 42 metres in height with a capital investment value of more than \$100 million will have to undergo a design competition. This means the development may be given a bonus of up to 10 per cent in additional height.
- The revised height strategy means there will be greater height variation across the precinct. This will allow for better sunlight and views along public streets.
- Landowners affected by the changes have been notified and are invited to attend drop-in-sessions to view the proposed changes.

How high will the buildings be?

- Although we are not rezoning any residential land, we have revised the building height and built form strategy to encourage taller, slender towers to provide greater height variation and to promote views and allow for increased sunlight to the public domain.
- The height of the taller towers will be managed so future apartments can benefit from sufficient sunlight and views.
- The draft revised Master Plan and planning controls propose a range of building heights, ranging up to 36 storeys. The greatest heights are proposed around the village centre and along Carter Street, where building heights of up to 36 storeys are proposed. Building heights in the northern edge of the precinct are proposed to be a maximum of 8 to 12 storeys. Buildings in the employment zone are limited to six storeys.

What infrastructure will be put in place to support the growing community?

- The draft revised Master Plan and planning controls provide for the following infrastructure to support the growing community in the Carter Street Precinct:
 - Expansion of the central public open space, new local parks and a foreshore reserve along Haslam Creek.
 - A new primary school adjoining the central public open space.

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- A village centre including a light rail stop as part of the proposed Parramatta Light Rail (Stage 2).
- The M4 Motorway westbound off ramp and widening of Hill Road.
- Public and active transport links, such as cycleways and walkways, encouraging a healthy lifestyle.

How many schools are being provided in the area?

- A site for a new primary school adjoining the central public open space area is planned in the precinct.
- The Department of Education has opened a new primary school at Wentworth Point and has committed to a new high school in Sydney Olympic Park.

What is happening with the M4 Motorway off ramp and widening of Hill Road?

- Roads and Maritime Services is continuing to progress the proposed M4 Motorway westbound off ramp.
- The draft revised Master Plan and planning controls will continue to consider the proposed design of the M4 Motorway off ramp, including the widening of Hill Road.
- For more information please contact RMS at hill.road@rms.nsw.gov.au, visit their [website](#) or the project information line at 1800 792 086.

What improvements are proposed to transport?

- A number of improvements are proposed to both local road intersections and the regional road network.
- The draft revised Master Plan and planning controls will accommodate the future widening and upgrade of Hill Road to its intersection with John Ian Wing Parade.
- The draft revised Master Plan and planning controls will allow for a stop and terminus as part of the proposed Parramatta Light Rail (Stage 2) within the village centre which will provide improved public transport connections to Sydney Olympic Park and Parramatta CBD.

How much public open space will be provided?

- We are planning for approximately 5.3 hectares of public open space, up from 4.75 hectares.

- Public open space will include an expanded 3.4-hectare central open space area adjoining the proposed primary school site which may include potential multi-use sports fields and passive recreational uses.
- There will also be a range of small parks throughout the precinct.
- The foreshore reserve along Haslams Creek will continue the existing pedestrian and cycle paths and link to the extensive network of parkland throughout Sydney Olympic Park.

There are some fuel and gas pipelines going through the Precinct. How have we addressed this?

- A Land Use Safety Study was prepared by a specialist consultant. It is proposed to amend the Carter Street Precinct Development Control Plan to include new controls to ensure development near the fuel and gas pipeline corridor considers land use safety issues.
- Any Development Application up to 20 metres on either side of the pipeline easement must undertake a pipeline risk assessment. This assessment will be used to decide whether the development is suitable.

How have you addressed environmental impacts when the precinct was rezoned?

- The draft revised Master Plan and planning controls do not propose to rezone any environmental land.
- Due largely to previous industrial activities, there is some contamination in the precinct. A contamination study was undertaken to support the existing plans for the precinct, which was released in 2015.
- For more information please refer to the contamination report on our website at planning.nsw.gov.au/carterst

What are the next steps?

- The proposed changes will be on exhibition until **Friday 26 October**.
- Following the exhibition, the Department will consider all submissions on the draft revised Master Plan and planning controls and make changes where appropriate.
- The draft revised Master Plan and planning controls for the precinct will then be submitted to the Minister for Planning for consideration.

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- Once approved, they will come into force and the Department will advise affected landowners when the new planning controls apply.

How can I have my say?

- We are seeking your feedback on draft revised Master Plan and planning controls for the Carter Street Precinct.
- Visit our website at planning.nsw.gov.au/carterst to:
 - View the draft plans for Carter Street Precinct
 - Make a submission
 - Fill in the online survey
- Come to one of our drop-in sessions. Please visit our website for more information.
- If you do not have internet access, you can post your submission to Greater Parramatta Urban Renewal, GPO Box 39, Sydney NSW 2001.