



Pre-Development Application

Date Submitted: 17/08/2026

Project Name: 9-11 Thallon St, Carlingford
Case ID: PDA-138446738

Proponent Details

Project Owner Info

Title	Mr.
First Name	Faddy
Last name	Habib
Role/Position	Director
Phone	0466662166
Email	info@manorbuild.com.au
	44 Crestview Drive
Address	Glenwood , New South Wales, 2768 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for CARLINGFORD PROJECT UNIT TRUST
ABN	83578139642

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Stephen	Andrew
Phone	Email	Role/Position
0284245144	sandrew@urbis.com.au	

Address

AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	9-11 Thallon St, Carlingford
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD90,000,000.00
Indicative Operation Jobs	10
Indicative Construction Jobs	220
Number of Occupants	375
Number of Dwellings	149
Gross Floor Area (GFA) sqm	15,045
% of In-fill Affordable Housing	0
Number of In-fill Affordable Dwellings	0

Description of the Development/Infrastructure

The proposal involves redevelopment of the 3,173sqm site at 9-11 Thallon Street, Carlingford with a 9-storey and a 19-storey shop top housing, the latter incorporating ground-floor retail fronting the adjoining reserve. Four basement levels will provide parking for 149 apartments, 3% affordable housing and associated communal facilities. Alternative built-form options with the same FSR but taller, slimmer towers are also being investigated and will be assessed through the EIS process.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	9-11 Thallon Street, Carlingford
Site Address (Street number and name)	9-11 Thallon Street, Carlingford, NSW, 2118
Site Co-ordinates - Latitude	-33.780549
Site Co-ordinates - Longitude	151.047

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Parramatta	Central City District	Sydney	☒

Lot and DP

Lot and DP
SP37411

Site Area

What is the total site area for your development?
Site Area sqm
3,173

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Residential flat buildings and shop top housing are permitted with consent under the Parramatta LEP.

HDA EOI Number

304533

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
R4 High Density Residential

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Parramatta Local Environmental Plan 2023

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Consent granted under DA/845/2022 for a 12-storey mixed use development with basement car parking.

Would the project vary any development standard?

Yes

Describe the nature of variation.

The proposal seeks a >20% variation of height and floor space ratio (FSR) controls to enable the size of the development to align in height and scale to five immediately surrounding completed residential towers of between 16-23 storeys in height.
The proposal seeks to amend the FSR control under the Parramatta LEP from 1.911:1 to 4.74:1 and the building height control from 28m to 64m-85m.
The 64m control is for the HDA declared scheme, with the 25 storey alternative built form response up to 85m in height.

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

N/A

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Planning Policy (Sustainable Buildings) 2022 Chapter3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for Section 4.41 of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section 201, 205 or 219 of the Fisheries Management Act 1994?*

No

An approval under Part 4, or an excavation permit under Section 139, of the Heritage Act 1977?*

No

An Aboriginal heritage impact permit under Section 90 of the National Parks and Wildlife Act 1974?*

No

A bush fire safety authority under Section 100B of the Rural Fires Act 1997?*

No

A water use approval under Section 89, a water management work approval under Section 90 or an activity approval under Section 91 of the Water Management Act 2000?*

No

Approvals - Part2

Do you require any of the following approvals from Section 4.42 of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under Section 144 of the Fisheries Management Act 1994?*

No

An approval under Section 15 of the Mine Subsidence Compensation Act 1961?*

No

A mining lease under the Mining Act 1992?*

No

A petroleum production lease under the Petroleum (Onshore) Act 1991?*

No

An environment protection licence under Chapter 3 of the Protection of the Environment Operations Act 1997 (for any of the purposes referred to in Section 43 of that Act)?*

No

A consent under Section 138 of the Roads Act 1993?*

Yes

A licence under the Pipelines Act 1967?*

No

Attachments

File Name	Urban Design Report - 9-11 Thallon St
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