



Pre-Development Application

Date Submitted: 23/05/2025

Project Name: Carlingford Mixed Use Development
Case ID: PDA-84343261

Proponent Details

Project Owner Info

Title	Mr
First Name	nigel
Last name	white
Role/Position	Director
Phone	0418644604
Email	nigel@planningdirection.com.au
Address	241-245 PENNANT HILLS ROAD CARLINGFORD , New South Wales, 2118 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	The Trustee for THE CARLINGFORD UNIT TRUST
ABN	95995251993

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	nigel	white
Phone	Email	Role/Position
0418644604	nigel@planningdirection.com.au	Director

Address

241-245
PENNANT HILLS ROAD
CARLINGFORD,
New South Wales
2118
AUS

Development Details

Engagement with the Department

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

Project Info

Project Name	Carlingford Mixed Use Development
Industry	Residential & Commercial
Development Type	Residential & Commercial (Mixed use)
Estimated Development Cost (excl GST)	AUD89,921,058.00
Indicative Operation Jobs	50
Indicative Construction Jobs	100
Number of Occupants	450
Number of Dwellings	135
Gross Floor Area (GFA) sqm	15,720
Net Lettable Area (NLA) sqm	2,000

Description of the Development/Infrastructure
Demolition of the existing commercial building and the removal of periphery non-significant trees.
Construction of a mixed use development comprising of a childcare centre, a gym, 135 residential apartments and commercial tenancies.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Carlingford Central
Site Address (Street number and name)	241-245 Pennant Hills Road Carlingford
Site Co-ordinates - Latitude	-33.78360
Site Co-ordinates - Longitude	151.044

Local Government Area

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

Lot and DP

Lot and DP

Lots 1, 2, 5 and 6 in DP 805059

Site Area

What is the total site area for your development?

Site Area sqm

6,330

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?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The subject land is zoned E1 Local Centre and SP2 – Infrastructure under the Parramatta Local Environmental Plan 2023. The applicant proposes to construct a mixed use development comprising of 135 residential apartments, a childcare centre, a gym and commercial tenancies in the form of shop top housing within the E1 Local Centre zone.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

Yes

Attachments

File Name	Scoping report - No 241-245 Pennant Hills Rd Carlingford
-----------	--

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E1 Local Centre, SP2 Infrastructure

Statutory Context 2

Legislation and EPIs

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

- Parramatta Local Environmental Plan 2023
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021

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

N/A

Would the project vary any development standard?

Yes

Describe the nature of variation.

Clause 6.22 of Parramatta LEP 2023 relates to Development at 241–245 Pennant Hills Road, Carlingford
(1) This clause applies to Lots 1, 2, 5 and 6, DP 805059, 241–245 Pennant Hills Road, Carlingford.
(2) Development consent must not be granted to the erection of a building on the land unless the consent authority is satisfied the building will include at least 1,970m2 of floor area used for commercial premises.
(3) In calculating a floor space ratio under clause 4.5, a maximum of 465m2 of the floor area of enclosed private balconies may be excluded from the gross floor area of a building on the land.
The proposed provision of commercial floor space on-site is as follows:
1,418sqm of commercial premises floor space in the form of 6 ground level commercial tenancies and a 3 storey building fronting Pennant Hills Road to be used as the gymnasium.
719sqm of floor space is provided on the first level of the tower to provide a childcare centre with supporting outdoor playground spaces.
Despite providing a total non-residential floor space of 2,147sqm, a technical non-compliance arises as a childcare centre is separately defined from commercial premises.

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	Locality Plan - Carlingford
File Name	Survey plan updated - 241-245 PHR Carlingford
File Name	1804-SD-0091-SITE PLAN-P3 (1)