



Project Name: Settlers Court Residential flat building
Case ID: PDA-86312458

Proponent Details

Project Owner Info

Title	Mr
First Name	Sam
Last name	Farhan
Role/Position	Project Manager
Phone	0288300400
Email	s.farhan@linxconstructions.com.au
Address	31 COWPER STREET PARRAMATTA , New South Wales, 2150 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for Statewide Planning Trust
ABN	50328671881

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Sam	Farhan
Phone	Email	Role/Position
0288300400	d.smedley@linxconstructions.com.au	Project Manager

Address

31
COWPER STREET
PARRAMATTA, New South Wales 2150
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Settlers Court Residential flat building
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD285,600,000.00
Indicative Operation Jobs	10
Indicative Construction Jobs	1,600
Number of Occupants	1,400
Number of Dwellings	672
Gross Floor Area (GFA) sqm	57,225
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	101

Description of the Development/Infrastructure

The proposal on the 1.787ha approximate site will feature 672 residential units, including 15% affordable housing. Located 180 meters from Werrington Train Station and direct bus stops, it offers excellent transport access. The development is also close to the University and TAFE, making it ideal for students and professionals. The proposal aligns with local growth objectives, enhancing infrastructure and contributing positively to the area's development.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Settlers Court
Site Address (Street number and name)	12 Walker St Werrington
Site Co-ordinates - Latitude	-33.7608
Site Co-ordinates - Longitude	150.758

Local Government Area

Local Government	District Name	Region Name	Primary Region
Penrith	Western City District	Sydney	☒

Lot and DP

Lot and DP
Lot 1, DP 1299774

Site Area

What is the total site area for your development?
Site Area sqm
17,870

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

A Residential Flat building is permissible under the current R4 zoning; however, the development will be seeking a variation to the development standards, an uplift in height is sought. The development will complement the surrounding urban environment, contributing positively to the area's growth and development. It will seamlessly integrate with the evolving landscape, aligning with the strategic objectives, while ensuring it remains well-suited to its surroundings and current zoning.

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.

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Hawkesbury Nepean Catchment (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: HawkesburyNepean Sub-Catchments (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Strategic Conservation Planning Area (pub. 9-12-2022)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)

- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
 - State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
 - State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
 - State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
 - State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
 - State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- Penrith Local Environmental Plan 2010 (pub. 21-7-2023)

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

Would the project vary any development standard?

Yes

Describe the nature of variation.

The proposal will seek an uplift in height. The height in accordance with the HDA EOI could only deliver a density 672 residential apartments out of the 800 supported by the HDA, due to over shadowing & better provisions for open space outcomes, unless the height is increased the project can only support a density of 672 dwellings.

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.

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?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

Yes

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

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](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	2025.09.08 - 12 Walker St 12 - Set
File Name	2025.09.12 - Scoping Report - 12 Walker St Werrington