

Community Engagement Report

**For a State Significant Development
Application at No 241-245 Pennant Hills
Road Carlingford**

Prepared by: **Nigel White – Bachelor of Applied Science
(Environmental Planning) of Planning Direction P/L**

Dated: September 2025

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SEARs Requirements Declaration: Project

Declaration

Name Nigel White

Qualifications Bachelor of Applied Science (Environmental Planning)

The undersigned declares that this Community Engagement Report has been prepared in response to the following SEARs requirements issued for the Project on 23 May 2025 for SSD-SSD-84699461:

SEARs item no.	SEARs Requirement	Relevant Section of this Report
No 4	<i>Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project.</i> <i>o If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.</i>	Section 5

Signed



Dated 17th September 2025

1.0 INTRODUCTION

This Community Engagement Report has been prepared by *Planning Direction P/L* on behalf of *Triple Eight Corporation Pty Ltd atf The Carlingford Unit Trust* to support a State Significant Development Application (SSDA) for the proposed development at No 241-245 Pennant Hills Road Carlingford, within Parramatta Local Government Area. The subject site is legally described as Lots 1, 2, 5 and 6 in DP 805059.

The subject site has a total site area of 6,330sqm less road widening. The subject site presently contains a 2 storey development used by specialist commercial tenancies.

The applicant has recently undergone community and stakeholder engagement through an upzoning of the site which occurred in February 2023. The proposed SSDA essentially relates to additional apartments over 4 additional levels in the tower building on-site.

The previous stakeholders and the community consultation process attracted 3 submissions from residents and submissions from Government and utility agencies during the formal notification of the application. The feedback was considered as part of the overall assessment by the then Department of Planning and Environment. Approval for the upzoning of the land was issued soon after.

This report provides a summary of the community and stakeholder engagement undertaken by the applicant during the preparation of the SSDA and responds to item 4 of the *In-Fill Affordable Housing Secretary's Environmental Assessment Requirements* (SEARS) issued on 12 July 2024.

The community engagement process undertaken as part of the SSDA followed the protocols of the *Undertaking Engagement Guidelines for State Significant Projects*. The guidelines state that;

Generally speaking, engagement will involve informing and consulting with the people and groups who are interested in, or affected by, proposed changes to an area, and obtaining expert advice from relevant councils and government agencies. It can involve informal, casual and innovative processes.

To facilitate effective engagement, proponents will be expected to:

- *provide clear and concise information about the project and its impacts*
- *implement activities that encourage and facilitate participation*
- *report back on what was heard, what has or hasn't changed, and why. Proponents should tailor their engagement activities so information is*

appropriate in content and context for the audience. Engagement also needs to be proportionate to the scale, likely impacts and likely level of community interest in the project.

As part of the SSDA, a Social Impact Assessment (SIA) has been prepared by *Caroline Wilkins of EMM*, which includes consideration of community and stakeholder input. The findings are provided under separate cover.

2.0 THE SUBJECT SITE & CONTEXT

The subject Site

Street Address: No 241-245 Pennant Hills Road
Carlingford

Local Government Area: Parramatta Council

Real Property Description: Lots 1, 2, 5 and 6 in DP 805059

The subject site is located on the western fringe of Carlingford town centre near the intersection of Pennant Hills Road and Jenkins Road.

The subject site has an area of **6,330sqm** and is triangular in configuration, with frontages to both Pennant Hills Road to the south-east and Felton Road to the north of approximately 140m and 80m respectively. Felton Road terminates at a large cul-de-sac before meeting Pennant Hills Road/Jenkins Road. The western boundary of the subject site is approximately 135m in length.

A portion of the site adjacent to Pennant Hills Road is to be acquired by Transport NSW for future widening of Pennant Hills Road. The total site area, excluding the land parcels to be acquired, is **5,765sqm**. The likelihood of the land being acquired by Transport NSW in the short or long term is unknown.

The subject site is located approximately 250m to the southwest of Carlingford Light rail Station, 800m southwest of Carlingford Court Shopping Centre and is near several public and private secondary and primary schools, regional and local scale open spaces, other commercial zoned land and community services including a library. The subject site is well located within walking distance of public transport, shopping, recreation and other services.

To the north of the subject site across Felton Road is the Carlingford Transmission Substation.

The land to the immediate west of the subject site is zoned for medium density residential development. A 3-storey residential development is nearing completion on the adjoining lot fronting Felton Road. Detached dwellings and 2 storey multi dwelling developments are prevalent on other lots to the west.

A townhouse development also adjoins the subject site with frontage to Pennant Hills Road.

Several 4–5 storey apartment buildings are located directly across Pennant Hills Road to the south of the subject site, in an area zoned for high density residential development.

A small reserve (K13 Submarine Memorial Park) is located across Pennant Hills Road to the south-east of the subject site. This Memorial Park is suitably distant from the subject site and has a local heritage listing. A heritage report has been prepared to consider the relationship between the proposed development and the heritage item.

The land to the north-east of the site, between Carlingford light rail station and Carlingford Court shopping centre is undergoing significant transformation. The area, known as the “Carlingford Precinct” is being redeveloped into a high density, mixed use, transport-oriented precinct. *Meriton* is currently constructing high rise buildings on a significantly large site fronting Pennant Hills Road opposite the intersection of Pennant hills Road and Evans Road Carlingford.

3.0 THE PROPOSAL

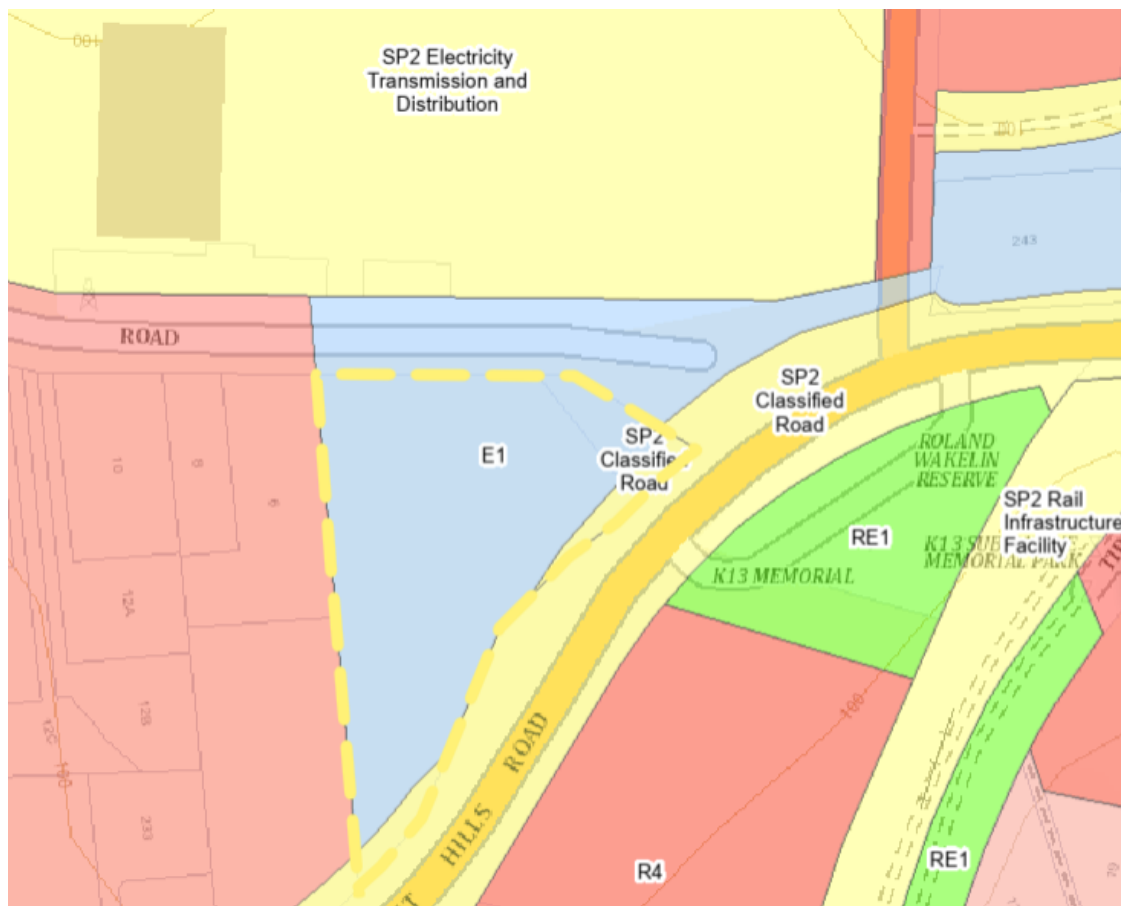
The proposed development at the subject site is to include the following:

- Demolition of the existing commercial building and the removal of periphery non-significant trees.
- Construction of a tower element and a western row of built form separated by a site-through pedestrian link:
- The ground floor of the tower is comprised of 3 commercial tenancies on the ground floor inclusive of a large pedestrian lobby, plant, a garbage facility and truck access onto the site:
- A childcare centre accommodating up to 98 children is situated on the first floor of the tower with independent pedestrian staircase and lift access to the basement parking level:
- The western row-built form is to include a gymnasium over 3 levels with frontage to Pennant Hills Road, 3 commercial tenancies on the ground floor with 18 apartments above:
- 118 apartments are proposed above the commercial spaces in the tower building, which ranges in height between 14 and 18 storeys. A total of 136 apartments is proposed on-site:
- 3 levels of basement car parking are proposed to service the development accessed from Felton Road. A total of 263 on-site car parking spaces is offered with most of the commercial parking spaces provided on the first basement level with ease of access to ground level: and
- The allocation of 25 apartments in the development set aside for affordable rental housing to be managed by a social housing provider for a period of 15 years.

4.0 STATUTORY CONTENT

4.1 Parramatta Local Environmental Plan 2023

The subject land is zoned E1 Local Centre and SP2 – Infrastructure under the Parramatta Local Environmental Plan 2023.



Extract of the zoning map

The proposed development is permissible in the zone.

Of note from zoning map is the relative isolation of the subject site from residential zones and direct adjoining properties.

5.0 COMMUNITY NOTIFICATION & PARTICIPATION

The neighbouring community was notified of the project by mail drop on the 1st August 2025. A copy of the notification correspondence is provided below:



**Invitation to a
Community Information Session
for a proposed
State Significant Development
Application for a mixed use
development**



**CARLINGFORD
CENTRAL**

241-245 PENNANT HILLS ROAD
CARLINGFORD

THE SUBJECT SITE

Street Address: 241-245 Pennant Hills Road
Carlingford

Local Government Area: City of Parramatta

**Real Property
Description:** Lots 1, 2, 5 & 6 in DP 805059

Zoning: The subject land is zoned
E1 Local Centre and
SP2 Infrastructure under
the Parramatta Local
Environmental Plan

THE PROPOSAL

The applicant is seeking approval for an additional 30% uplift of the building height and floor space ratio applicable to the site with the aim of providing 136 residential units, 25 of which are to be allocated as affordable rental apartments for a period of 15 years.

Key elements of the proposal:

- Demolition of the existing commercial building.
- Construction of a tower and a western row of built form separated by a publicly accessible through-site link.
- The ground floor of the tower is comprised of 3 commercial tenancies inclusive of a large residential lobby.
- A childcare centre accommodating up to 100 children is proposed on the first floor of the tower.
- The western row built form is to include a gymnasium over 3 levels with frontage to Pennant Hills Road, 3 commercial tenancies on the ground floor with 18 apartments above.
- The tower is to include 118 apartments above the commercial spaces up to 18 storeys in height.
- Construct a basement car park over 3 levels accessed from Felton Road accommodating a total of 266 car parking spaces.



INFORMATION SESSION

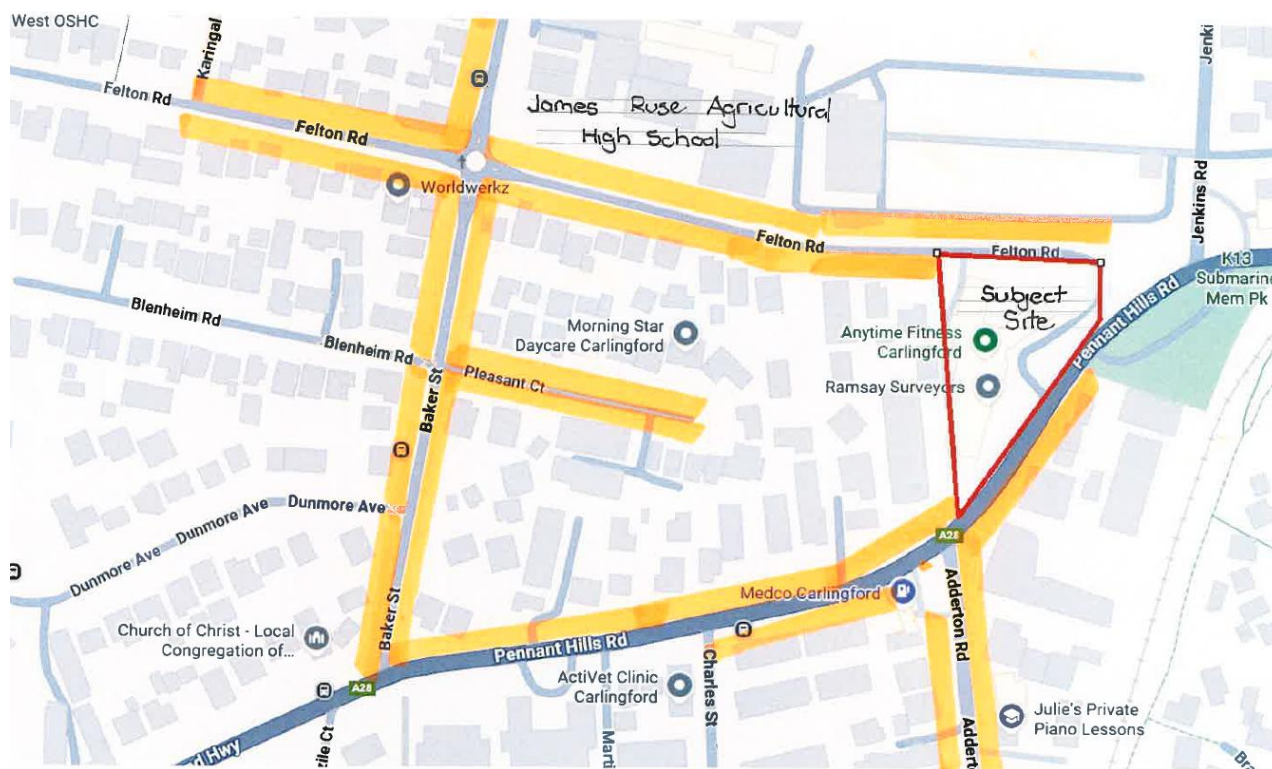
to be held at 241-245 Pennant Hills Road Carlingford, on the ground floor on Friday the 8th August 2025 between the hours of 2.00PM and 4.00PM.

Presented by:
Nigel White - Co-Ordinator
Wade El Tachi - Owner representative
Steve Kennedy & Robin Lloyd - Architect

Contact details: Nigel - 0418 644 604

Note:
An official 28 day notification period will also be available once the application has been formally lodged.

A copy of the plan identifying neighbours notified (as highlighted in yellow) is provided below:



Residents and the local schools were invited to attend an information session held on Friday the 8th August 2025, between 2.00pm to 4.00pm at the subject site.

A community flyer was distributed to nearby residents and representatives of James Ruse High School. Separate letters/email were sent to Parramatta Council, Government and utility agencies.

On behalf of the applicant, the session was attended by the the project architect, the project manager and the owner representative.

Six members of the community attended the community drop-in session, five of which filled out the attendance register. The community members were interested in the proposal. Four of the residents expressed concern about existing and future traffic congestion and current parking issues in Felton Road experienced mainly during school opening and closing time.

One resident suggested that a driveway opening be created specifically for emergency vehicles to access Pennant Hills Road from the head of the cul de sac in Felton Road.

The residents were informed that TrafficNSW required all traffic access to and from the site be from Felton Road and no traffic access be provide from Pennant

Hills Road. It was also conveyed to the resident seeking to open access to Pennant Hills Road that this would not likely be supported by TrafficNSW.

The resident was also advised that policing/restricting access for emergency vehicles only would be difficult.

The issues raised by the residents concerning traffic and parking was referred to *Traffic Solutions* to address in the traffic report.

No other issues were raised in objection to the proposal.

The one resident raising traffic concerns did however complement the design giving it “*five gold stars*” and calling it an “*excellent development*”.

Below is a photo of the presentation board for the community information session.



Below is a copy of the signed attendance register and **Community Feedback**

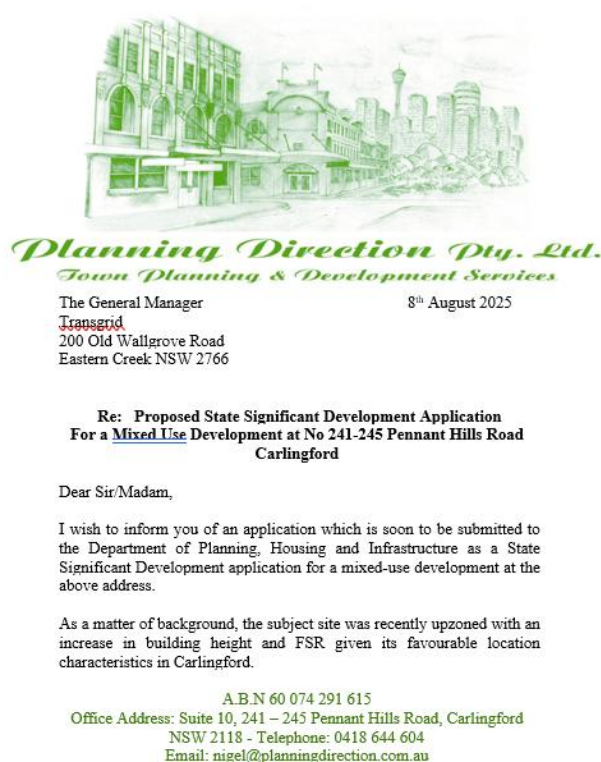
Registration of Attendees

Public Information Session in relation to a
proposed State Significant Development
Application at No 241-245 Pennant hills Road
Carlingford 2118 – Date 8th August 2025

	Name	Address	Comments
① (MRS)	Jennifer Tureo	124 Felton Rd, C'ford.	Exceeded Development No Emergency vehicular access to PHills Rd. Cut-de-sac should provide as above emergency vehicles
②	Julie Kim	126 FELTON RD CARLINGFORD	
③	PAUL & TANYA STEPHENS	16 BAKER ST CARLINGFORD	BAKER STREET WILL NOT COPE WITH ADDITIONAL TRAFFIC. NEITHER WILL FELTON, PENNANT HILLS RD & JENKINS RD.. IMPACTS TO RESIDENTS
④	Deanna Clarke	16 Pleasant Court Carlingford	Traffic & entry via Baker St. Harrowdowns at peak school hours. Parking problem Schools for new pupils. already 2 schools in area can not cope!
⑤	Cherry Ding	417/2 Thallon St Carlingford	came to enquire about purchasing a commercial tenancy & when will it be built.

Government and utility agencies were also informed of the proposal including Sydney Water, Transgrid, Transport for NSW, Endeavour Energy and NBN. One response was received from Endeavour Energy reiterating a prior response issued during the consideration of the planning proposal for the upzoning at the site in September 2022.

A copy of the notification letter to government and utility agencies is attached below:



The applicant is seeking an uplift in the building height and FSR applying to the site pursuant to the provisions of Schedule 1, Section 26A of the State Environmental Planning Policy (Planning Systems) 2021 – 'in-fill affordable housing' and State Environmental Planning Policy (Planning Systems) 2021.

In accordance with the SEARS requirements issued by the Department of Planning and Environment, application No SSD-84699461 and Undertaking Engagement Guidelines for State Significant Projects, an invitation is extended to Transgrid to review the proposal and provide comment.

The link below includes a set of architectural plans at 90% completion.
https://drive.google.com/open?id=1-jAz6jxg40HXjcPxR-Xkropgc4WVxXHf&usp=drive_fs

Please respond by the 29th August 2025.

Should you require any further information please contact the undersigned.

Yours Faithfully

Nigel White

0418 644 604

A list of the government and utility agencies notified of the proposal is provided below:

Government and/or utility agency	Comments received
Parramatta Council City of Parramatta PO Box 32 Parramatta NSW 2124	Council did not provide a response. Council may however respond during the formal notification of the application.

Sydney Water Corporation 1 Smith Street Parramatta NSW 2150	Sydney Water did not respond. Sydney Water did however comment on the prior upzoning application of 2023, stating that: Servicing • The proposal presents potentially large servicing demands and as such, further investigation will be required to determine the servicing requirements for this site. It is recommended that a Water Servicing Coordinator is engaged as soon as possible, and a feasibility application is lodged with Sydney Water prior to subsequent development occurring. • It is recommended that an inception meeting is held with Sydney Water after the proponent has prepared a detailed concept servicing proposal for potable water and wastewater services. The current proposal involves an approximate increase in apartments by 39 on-site and it is understood that a Sydney water co-ordinator will need to present a notice of arrangements at the construction certificate stage of the proposal.
Transgrid 180 Thomas Street, Sydney PO Box A1000 Sydney NSW 1235 Australia T (02) 9284 3000	Transgrid did not respond. Transgrid did however object to the prior upzoning proposal claiming that <i>the 49m height of the building will directly and adversely impact the current and future antenna coverage for the current occupants on out telecommunications tower.</i> <i>The of the proposed development will have adverse commercial and financial implications for Transgrid.</i> The above was considered by the Department of Planning previously and was deemed to be unsubstantiated. The planning controls for the site were approved. An extract from the Post Exhibition Report – PP-2022-376 dated 29 September 2022 in relation to TransGrid comments is provided over the page.

	<u>Department Response:</u> The Department considers the proposed height of building controls to be appropriate to the planned future built form and scale of development in and around the Carlingford Precinct. The site is approximately 250 metres from the Carlingford light rail station and is located on or near a number of bus routes. Planning controls on land to the north-east of the site which are within the Carlingford Growth Precinct permit taller buildings and higher densities, with maximum heights up to 57 metres. The current height of building controls in the LEP result in an abrupt transition from 57 metres to the east of the site to 9 metres on the site and land to the west. The proposed maximum building height standard of 49 metres on the eastern part of the site represents a lower building height relative to development in the centre. The proposed height controls include a transition across the site from taller development on the north-eastern corner to lower scale buildings with a maximum height of 14 metres along the western interface with existing low density development. The proposed height controls and intended built form outcomes provide an appropriate transition between the high density mixed use town centre area lower scale residential development. In terms of the impact on the Transgrid antenna tower, the issues identified relate to their commercial contractual arrangements which are not generally a planning consideration.
TransportNSW 27-31 Argyle Street Parramatta NSW 2150	TransportNSW did not respond. TransportNSW did however make submission in relation to the prior upzoning application stating the following: • The road widening reservations along Pennant Hills Road are to be maintained for its intended purpose. • All future access should be obtained from Felton Road only. • All vehicle movements associated with the site should be located wholly within the site. The vehicle movements relate to service vehicles and parking. • As the site is well serviced by public transport, maximum parking rates should apply. The above recommendations have been incorporated into the design.
Endeavour Energy 51 Huntingwood Drive, Huntingwood, NSW 214	Endeavour energy did respond to the notification and reference was made to the previous advice given as part of the prior upzoning application. Endeavour provided an updated <i>Standard Conditions for Development Applications and Planning Proposals</i> document to consider. Such will be addressed at the Construction Certificate stage. The applicant has provided sufficient curtilage around the existing substation in Felton Road. In addition, the

	applicant has made space for a second substation if needed beside the existing substation to service the site. No planting of trees is proposed near the electrical infrastructure as recommended by Endeavour.
NBN Level 13, 100 Mount street North Sydney NSW 2060	NBN did not respond.

6.0 CONCLUSIONS

A community drop-in session was held on Friday 8th August 2025, between 2.00PM and 4.00PM at the subject site – No 241-245 Pennant Hills Road Carlingford.

Six community members attended the community drop-in session. Four community members raised a common concern relating to traffic and parking. Members were advised that the access from Felton Road to service the development was a directive of TransportNSW.

Further consideration of traffic and parking issues has been addressed in the Traffic Report accompanying the application.

One member who raised concern relating to traffic was complementary of the design.

Two other members who attended the session were interested in purchasing a tenancy in the development.

The locality has a high level of rental properties, and it can be expected that renters are less likely to invest in long term changes to the local area.

Benefit can also be drawn from a recent planning proposal which was considered for the subject site. Community and government considerations were explored in depth by the Department of Planning and Environment. The proposed upzoning of the site was considered reasonable and warranting approval.

The proposed development essentially involves an increase of approximately 39 apartments relative to the concept plans prepared as part of the planning proposal application. The inherent benefit of the subject application is the delivery of 25 affordable rental apartments over a 15 year period.

It should be noted that the current anchor tenant, Any Time Fitness, has expressed a desire to move into the new development, given its current patronage. A gym over three levels is proposed in the western row building.

Two design initiatives proposed include the landscaping and maintenance of the two road widening parcels and the provision of public domain improvements at the entry to the pedestrian lobby at the cul de sac head. Such is proposed to direct pedestrian access to the lobby, beautify the space and improve accessibility. This is on top of providing a site through link.

Considerations raised with the prior planning proposal have been incorporated into the proposed design.