

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	17 December 2025
DATE OF PANEL DECISION	17 December 2025
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey, Michael Ng
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 11 December 2025.

MATTER DETERMINED

PPSSCC-612 – City of Parramatta – DA/545/2024 – 263-281 Pennant Hills Road, Carlingford - Mixed-use development comprising 2 residential flat buildings (12 & 15 storeys) and a new library and community facility (to be dedicated to Council), basement, a new link park (to be dedicated to Council), roads and landscaping. This application is integrated development under Section 90(2) of the Water Management Act 2000. This application will be determined by the Sydney Central City Planning Panel.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report.

In summary having regard to the assessment within this report, the proposal is considered to be suitable for approval for the following reasons.

- The proposal is for construction of a mixed use development including two residential flat buildings as well as two council assets being 'Link Park' and a warm shell Council Library and Community Centre (within one of the buildings).
- The site is steeply sloping and part of a larger Meriton master planned location.
- The proposal has been amended subject to Design Excellence review.
- An issue relating to inconsistent plans (architectural, civil and landscape) has led council to propose a deferred commencement condition to ensure alignment is achieved and the public domain and street interfaces are appropriately addressed.
- Variations to the ADG and SEPP (Housing) 2021 are considered by council to be acceptable.
- Variations to the Parramatta DCP 2023 are also considered by council to be acceptable.
- Only one submission was received.
- Conditions have been reviewed and accepted by the applicant.
- It is however recommended that an approval, via deferred commencement, be placed on any consent to ensure the development results in improved outcomes for the public domain.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition. The panel notes that issues of concern included:

- Traffic on Shirley Street

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Steve Murray	 Sameer Pandey
 Michael Ng	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-612 – City of Parramatta – DA/545/2024
2	PROPOSED DEVELOPMENT	Mixed-use development comprising 2 residential flat buildings (12 & 15 storeys) and a new library and community facility (to be dedicated to Council), basement and landscaping. This application is integrated development under Section 90(2) of the Water Management Act 2000.
3	STREET ADDRESS	263-281 Pennant Hills Road, Carlingford
4	APPLICANT/OWNER	Applicant: Meriton Owner: Karimbla Properties (No. 61) Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - Environmental Planning and Assessment (EP&A) Act 1979 - Environmental Planning and Assessment Regulations 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Housing) 2021 and Apartment Design Guide (ADG) - State Environmental Planning Policy (Sustainable Buildings) 2022 - State Environmental Planning Policy (Transport & Infrastructure) 2021 - State Environmental Planning Policy (Biodiversity & Conservation) 2021 - State Environmental Planning Policy (Resilience & Hazards) 2021 - Parramatta Local Environmental Plan 2023 - Draft environmental planning instruments: Nil - Development control plans: - Parramatta Development Control Plan 2023 - Planning agreement: VPA/61/2023 – Dealing No. AR78718) associated with the LEP Amendment 20 of Parramatta LEP 2011 which provides additional permitted non-residential uses up to 2,000sqm. - Planning agreement: VPA/17/2024 – Dealing No. AT839852) associated with Amendment 10 of Parramatta LEP 2023 which increased the heights and floor space ratio and reconfiguration of RE1 zoned land. - Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council assessment report: 10 December 2025 - Written submissions during public exhibition: 1 - Total number of unique submissions received by way of objection: 1
8	COUNCIL RECOMMENDATION	Approval Deferred Commencement
9	DRAFT CONDITIONS	Attached to the council assessment report