

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	20 June 2025
DATE OF PANEL DECISION	19 June 2025
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Michael Ng
APOLOGIES	Sameer Pandey
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 16 June 2025.

MATTER DETERMINED

PPSSCC-614 – City of Parramatta – DA/555/2024 – 263-281 Pennant Hills Road, Carlingford - Addition of 16, 18 and 18 storeys respectively (additional 301 units) to Buildings A, B and C along Pennant Hills Road to the existing approved mixed use development consent DA/53/2022.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented 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 which have been replicated below:

For the reasons outlined in this report, the proposal is considered to satisfy the relevant considerations under s4.15 of the Environmental Planning and Assessment Act 1979. In summary having regard to the assessment within council's assessment report, the proposal is considered to be suitable for approval for the following reasons.

- *The proposal is in accordance with the type of development envisaged for the site under Parramatta Local Environmental Plan 2023;*
- *The proposal will contribute to the overall housing supply of the local government area;*
- *The proposal is located within a highly accessible location so as to maximise public transport patronage and encourage walking and cycling; and*
- *The likely impacts of the development are considered acceptable.*

CONDITIONS





The development application was approved subject to the conditions attached to Council's email dated 18 June 2025.

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:

- Solar access
- Traffic and parking
- Pressure on services

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	
 Michael Ng	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-614 – City of Parramatta – DA/555/2024
2	PROPOSED DEVELOPMENT	Addition of 16, 18 and 18 storeys respectively (additional 301 units) to Buildings A, B and C along Pennant Hills Road to the existing approved mixed use development consent DA/53/2022.
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	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Housing) 2021 & 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 Paramatta Local Environmental Plan 2023 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan 2023 Planning agreements: Nil 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	<ul style="list-style-type: none"> Council assessment report: 12 June 2025 Conditions attached to Council's email received 18 June 2025 Written submissions during public exhibition: 3 Total number of unique submissions received by way of objection: 3
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to Council's email dated 18 June 2025