



Pre-Development Application

Date Submitted: 12/01/2026

Project Name: Mixed use development South St, Marsden Pk
Case ID: PDA-102361706

Proponent Details

Project Owner Info

Title	Mr
First Name	Ronnie
Last name	Rahme
Role/Position	DM
Phone	0411881088
Email	ronnie@kanebridge.com.au
	Suite 2:04/350 George St
Address	Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	KANEBRIDGE INVESTMENTS MARSDEN PARK PTY LTD
ABN	43604426888

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Jack	Storch
Phone	Email	Role/Position
0438038272	jstorch@ethosurban.com	Principal

Address

Level 4
180 George Street
Sydney, New South Wales 2000
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Mixed use development South St, Marsden Pk
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD331,600,000.00
Indicative Operation Jobs	50
Indicative Construction Jobs	200
Number of Occupants	2,068
Number of Dwellings	827
Gross Floor Area (GFA) sqm	80,000
% of In-fill Affordable Housing	3
Number of In-fill Affordable Dwellings	30

Description of the Development/Infrastructure

Concept Proposal

Six (6) mixed use buildings and two (2) residential flat buildings ranging from 6 to 16 storeys

Detailed SSDA for Stage 1 Proposal

Construction of three (3) mixed use buildings (Buildings G, J and L) ranging from 9 to 14 storeys

Stage 1 Details

Estimated Development Cost (excl GST)	AUD100,000,000.00
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Operation Jobs	20
Construction Jobs	200
Number of Occupants	695
Number of Dwellings	278
Gross Floor Area (GFA) sqm	20,000
% of In-fill Affordable Housing	3
Number of In-fill Affordable Dwellings	8

Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

Yes

Would this application also include the first stage of the project?

Yes

Site Details

Site Information

Site Name	264A South Street Marsden Park
Site Address (Street number and name)	Lot 2 in DP1214817
Site Co-ordinates - Latitude	-33.706660
Site Co-ordinates - Longitude	150.831

Local Government Area

Local Government	District Name	Region Name	Primary Region
Blacktown	Central City District	Sydney	☒

Lot and DP

Lot and DP

Lot 2 in DP1214817

Site Area

What is the total site area for your development?

Site Area sqm

38,049

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

Wholly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

The SP2 Infrastructure (Community Facilities) and R3 Medium Density Residential zones are proposed to be rezoned to B4 Mixed Use as part of a concurrent rezoning.Under the B4 Mixed Use Zone, the proposed uses are permissible:

- Shop top housing
- Retail premises
- Community facilities
- Centre-based child care facilities.

HDA EOI Number

235428

Are you proposing to rezone any land as part of your application?

Yes

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)
SP2 Infrastructure, R3 Medium Density Residential

Statutory Context 2

Legislation and EPIs

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

- Environmental Planning & Assessment Act 1979
- Biodiversity Conservation Act 2016
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Sustainable Buildings)
- State Environmental Planning Policy (Precincts—Central River City) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021

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?

No

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?

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](#)?*

Yes

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	Scoping Report - Site 2 - 264A South Street Marsden Park
File Name	Appendix A - Scoping Design Report
File Name	Aerial_Site 2
File Name	Appendix B - Scoping Summary Table