



Project Name: WSU Parramatta North Campus Redevelopment
Case ID: PDA-107097957

Proponent Details

Project Owner Info

Title	Mr
First Name	Michael
Last name	Watson
Role/Position	Principal Planner
Phone	0438298639
Email	michael.watson@walkercorp.com.au
Address	Level 21 / 1 Farrer Place Governor Macquarie Tower SYDNEY , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	WALKER PARRAMATTA NORTH DEVELOPMENTS PTY LIMITED
ABN	70637747570

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Michael	Watson
Phone	Email	Role/Position
0438298639	michael.watson@walkercorp.com.au	Town Planner

Address

Level 21 / 1 Farrer Place
Governor Macquarie Tower
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	WSU Parramatta North Campus Redevelopment
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD900,000,000.00
Indicative Operation Jobs	25
Indicative Construction Jobs	4,790
Number of Occupants	4,000
Number of Dwellings	2,000
Gross Floor Area (GFA) sqm	270,000
% of In-fill Affordable Housing	4
Number of In-fill Affordable Dwellings	80

Description of the Development/Infrastructure

Concept and Stage 1 proposal, and concurrent rezoning proposal.

The Concept seeks approval for up to 2,000 dwellings within various buildings ranging in height. The Concept will also include some ancillary supportive uses that will cater to the proposed precinct. The Stage 1 DA will include the construction of residential buildings and will not exceed more than 500 dwellings, with a maximum of 10% affordable dwellings. The exact details of the proposal will be confirmed within the future EIS.

Stage 1 Details

Estimated Development Cost (excl GST)	AUD60,000,000.00
Operation Jobs	0

Construction Jobs	1,200
Number of Occupants	1,000
Number of Dwellings	500
Gross Floor Area (GFA) sqm	38,463
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	50

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	WSU Parramatta North Campus
Site Address (Street number and name)	260 Victoria Road, 260A Victoria Road, 178-186 James Ruse Drive, 186A James Ruse Drive, 188-200 James Ruse Drive, 15-19 Collett Parade, 137 Pennant Street, PARRAMATTA
Site Co-ordinates - Latitude	-33.806526253985204
Site Co-ordinates - Longitude	151.023

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Parramatta	Central City District	Sydney	

Lot and DP

Lot and DP

Lot 102, DP1150350, Lot 101, DP1150350, Lot 103, DP1150350, Lot 19, DP226903, Lot 18, DP226903, Lot 17, DP226903, Lot 16, DP226903, Lot 1, DP1162073, Lot 2, DP1162073, Lot 14, DP226903, Lot 1, DP202412, Lot 13, DP226903, Lot 2, DP128030, Lot 1, DP128030, Lot 38, DP35120, Lot 37, DP35120, Lot 36, DP35120, Lot 35, DP35120, Lot 34, DP35120, Lot 3, DP226903

Site Area

What is the total site area for your development?

Site Area sqm

66,300

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

Partly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

The proposal includes a concurrent rezoning application to amend the PLEP. The proposed amendments to the PLEP will include rezoning the entire site R4 High Density Residential and include a site-specific clause. These amendments will ensure that the proposed uses within the Concept Proposal are permitted under the PLEP. Refer to the submitted Scoping Report for more details.

HDA EOI Number

256278

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, R4 High Density Residential, R3 Medium Density Residential

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.
SEPP Resilience and Hazards 2021, SEPP Transport and Infrastructure 2021, Sustainable Buildings SEPP 2021, Housing SEPP 2021, Biodiversity and Conservation SEPP 2021, Parramatta LEP 2023.
List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).
There are no existing PAs or approvals that apply to the project.
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.
no

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?
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](#)?*

Yes

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

No

Attachments

File Name	Scoping Report_WSU Parramatta North_25 02 26
File Name	Site Map_001