



Pre-Development Application

Date Submitted: 30/04/2026

Project Name: 440-458 Church Street, Parramatta
Case ID: PDA-114209489

Proponent Details

Project Owner Info

Title	Mr.
First Name	Raymond
Last name	Wehbe
Role/Position	-
Phone	0420942412
Email	rayw@sky-blue.com.au
Address	Mays Hill Gatehouse Great Western Highway, Po Box 287 parramatta , New South Wales, 2150 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	Skyblue Developments Pty Ltd
ABN	40142298315

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Emily	Jacobsson
Phone	Email	Role/Position
0415495937	emily@thinkplanners.com.au	Town Planner

Address

Mays Hill Gatehouse
Great Western Highway, Po Box 287
parramatta, New South Wales 2150
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	440-458 Church Street, Parramatta
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD295,000,000.00
Indicative Operation Jobs	20
Indicative Construction Jobs	100
Number of Occupants	1,000
Number of Dwellings	505
Gross Floor Area (GFA) sqm	55,273
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	50

Description of the Development/Infrastructure

Mixed Use development comprising of 10% affordable Housing

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	440-458 Church Street, Parramatta
Site Address (Street number and name)	440-458 Church Street, Parramatta
Site Co-ordinates - Latitude	-33.80657259120614
Site Co-ordinates - Longitude	151.006

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Parramatta	Central City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 10 DP137219

Lot 1 DP204902

Lot 1 DP70506

Lot 4 DP572420

Lot72 DP1085437

Lot 712 DP1085446

Lot711 DP1085446

Site Area

What is the total site area for your development?

Site Area sqm

44,719

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

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Parramatta LEP 2023

HDA EOI Number

255354

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)

MU1 Mixed Use

Statutory Context 2

Legislation and EPIs

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

State Environmental Planning Policy (Sustainable Buildings) 2022;
State Environmental Planning Policy (Resilience and Hazards) 2021;
State Environmental Planning Policy (Planning Systems) 2021;
State Environmental Planning Policy (Biodiversity and Conservation) 2021 ;
State Environmental Planning Policy (Industry and Employment) 2021;
State Environmental Planning Policy (Transport and Infrastructure) 2021; and
Parramatta LEP 2023

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?

Yes

Describe the nature of variation.

The development is for a concurrent rezoning which seeks an uplift of HoB and FSR.

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 Chapter 3](#), 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 - Part 1

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 - Part 2

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](#)?*

No

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

No

Attachments

File Name	Screenshot 2026-04-29 at 12.10.30 pm
File Name	26 04 Request for Additional Information
File Name	26 04 Amended SEARS Request
File Name	260324_Full set 2 copy