23 April 2026

Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

ATTN: Keiren Thomas (Director – Housing Delivery)

Dear Keiren,

Request for Secretary's environmental assessment requirements (SEARs) at 57 Macquarie Street, Parramatta

We act on behalf of Better Buildings (the **Applicant**) in relation to a proposed shop-top housing development with provision of affordable housing at 57 Macquarie Street, Parramatta (the **site**). The Applicant requests the Secretary's Environmental Assessment Requirements (**SEARs**) – Industry Specific for the proposed development.

The site has been nominated as State Significant Development (**SSD**) with a concurrent rezoning under State Significant Development Declaration Order (No. 11) 2025, in accordance with the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) following the Expression of Interest (**EOI**) application 256886 to the Housing Delivery Authority (**HDA**).

The proposed development seeks approval under the SSD Order for the proposed development which will require a concurrent rezoning to increase the maximum permissible building height and floor space ratio (**FSR**) on the site under the *Parramatta Local Environmental Plan 2023* (**PLEP 2023**).

The proposal is for a shop top housing development that comprises of approximately 550 apartments and approximately 3,000m^2 commercial floor space. The development will have a maximum height of 242m(RL) (**AHD**), which equates to approximately 73 storeys and a maximum FSR of 30:1.

An affordable housing offering is included as part of the proposed development, comprising approximately 15% of residential gross floor area to be managed as affordable housing for a period of 15 years.

Attached to this letter is a scoping report that provides an overview of the proposal, relevant statutory and strategic planning framework and the key likely impacts of the proposal. The following documents are separately attached to support this letter.

- **Appendix A:** Architectural Concept Design Report
- **Appendix B:** Survey Plan

We trust that the enclosed information is helpful and look forward to discussing this matter further. Please do not hesitate to contact me on 0412 702 829 or via email at aharvey@mecone.com.au.

Yours sincerely,

Amanda Harvey
Director

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