



Project Name: 57 Macquarie Street, Parramatta  
Case ID: PDA-116668739

Proponent Details

Project Owner Info

|               |                                                                   |
|---------------|-------------------------------------------------------------------|
| Title         | Ms                                                                |
| First Name    | Rebecca                                                           |
| Last name     | Wehbe                                                             |
| Role/Position | Office Manager                                                    |
| Phone         | 0286678668                                                        |
| Email         | info@mecone.com.au                                                |
| Address       | 68A<br>SORRELL STREET<br>NORTH PARRAMATTA ,<br>,<br>2151 ,<br>AUS |

Company Info

Are you applying as a company/business?

Yes

|              |                          |
|--------------|--------------------------|
| Company Name | BETTER BUILDINGS PTY LTD |
| ABN          | 83066990896              |

Primary Contact Info

Are you the primary contact?

Yes

| Title      | First Name         | Last Name          |
|------------|--------------------|--------------------|
| Mr         | Adam               | Coburn             |
| Phone      | Email              | Role/Position      |
| 0286678668 | info@mecone.com.au | Associate Director |

Address

Level 12, 179 Elizabeth St  
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                           | 57 Macquarie Street, Parramatta |
| Industry                               | Residential & Commercial        |
| Development Type                       | HDA Housing                     |
| Estimated Development Cost (excl GST)  | AUD317,500,000.00               |
| Indicative Operation Jobs              | 45                              |
| Indicative Construction Jobs           | 870                             |
| Number of Occupants                    | 858                             |
| Number of Dwellings                    | 550                             |
| Gross Floor Area (GFA) sqm             | 44,460                          |
| % of In-fill Affordable Housing        | 15                              |
| Number of In-fill Affordable Dwellings | 90                              |

Description of the Development/Infrastructure

The proposal is for a shop top housing development that comprises of approximately 550 apartments and approximately 3,000m2 commercial floor space. The development will have a maximum height of RL 242m (AHD), which equates to approximately 60 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.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

|                                       |                                 |
|---------------------------------------|---------------------------------|
| Site Name                             | 57 Macquarie Street, Parramatta |
| Site Address (Street number and name) | 57 Macquarie Street, Parramatta |
| Site Co-ordinates - Latitude          | -33.81504                       |
| Site Co-ordinates - Longitude         | 151.002                         |

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 1 DP 747730

Site Area

What is the total site area for your development?  
Site Area sqm  
1,482

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

The site is zoned MU1 and the proposed use as a shop top housing development is permissible with consent within the sites zone.

HDA EOI Number

256886

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.

Parramatta Local Environmental Plan 2023, State Environmental Planning Policy (Housing) 2021

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

N/A

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](#)?

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](#)?

No

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

No

Attachments

|           |                                         |
|-----------|-----------------------------------------|
| File Name | SEARs letter                            |
| File Name | Scoping report                          |
| File Name | Appendix A Architectural Concept Report |
| File Name | Appendix B Survey Plan                  |
| File Name | Site Map                                |