

Project Name: Mixed Use Development 24 Parkes Street
Case ID: PDA-117050988

Proponent Details

Project Owner Info

Title	Mr
First Name	Rustom
Last name	Kudinar-Kwee
Role/Position	Director
Phone	0412296389
Email	tom@shinternational.com.au
Address	Level 2 2 Rowe Street Eastwood , New South Wales, 2122 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	James	Matthews
Phone	Email	Role/Position
0418889420	jmatthews@pacificplanning.com.au	

Address

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 24 Parkes Street
Industry	Residential & Commercial
Development Type	Residential & Commercial (Mixed use)
Estimated Development Cost (excl GST)	AUD130,000,000.00
Indicative Operation Jobs	50
Indicative Construction Jobs	400
Number of Occupants	500
Number of Dwellings	276
Gross Floor Area (GFA) sqm	29,088
Net Lettable Area (NLA) sqm	1,683

Description of the Development/Infrastructure

The project is located at 24 Parkes Street, Harris Park, at the south east of the Parramatta CBD. The project proposes the demolition of existing structures and the construction of a mixed use residential and commercial tower. The scheme proposes approximately 276 dwellings (including 46 affordable housing dwellings), commercial podium floor space, and basement parking. The proposal seeks to embellish the stormwater channel known as Clay Cliff creek with a connected pedestrian link.

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	Parkes Street Harris Park
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Site Address (Street number and name)	24 Parkes Street
Site Co-ordinates - Latitude	-33.81858
Site Co-ordinates - Longitude	151.01

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
SP 5758

Site Area

What is the total site area for your development?

Site Area sqm
1,631

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 Mixed Use within which zone the proposal for a mixed use commercial and residential development is permissible with consent. The proposal will be supported by a concurrent rezoning to reconcile the principal development controls including maximum building height and maximum floor space ratio.

HDA EOI Number

230280

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.

EP&A Act 1979
SEPP (Housing) 2021
SEPP (Planning Systems) 2021
SEPP (Resilience and Hazards) 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).

Would the project vary any development standard?

Unsure

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](#)?

Yes

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 Site Plan - 24 Parkes Street