



Project Name: Mixed-use development, Parramatta Road CROYDON
Case ID: PDA-129769988

Proponent Details

Project Owner Info

Title	Mr
First Name	Andrew
Last name	Cutter
Role/Position	Director
Phone	0491226008
Email	Andrew.cutter@lshproperty.com.au
Address	264-274 Sturt Street
	Southbank , Victoria, 3006 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	LSH PROPERTY (ALEXANDRIA) PTY LTD
ABN	38604270466

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Stephen	Gouge
Phone	Email	Role/Position
0410291014	stephen.gouge@colliers.com	Director

Address

Level 4
180 George Street
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	Mixed-use development, Parramatta Road CROYDON
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD300,000,000.00
Indicative Operation Jobs	30
Indicative Construction Jobs	100
Number of Occupants	775
Number of Dwellings	375
Gross Floor Area (GFA) sqm	39,371
% of In-fill Affordable Housing	5
Number of In-fill Affordable Dwellings	19

Description of the Development/Infrastructure

Refer to Scoping Request

Stage 1 Details

Estimated Development Cost (excl GST)	AUD300,000,000.00
Operation Jobs	30
Construction Jobs	100
Number of Occupants	775
Number of Dwellings	345
Gross Floor Area (GFA) sqm	39,371

% of In-fill Affordable Housing	0
Number of In-fill Affordable Dwellings	17

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	166-204 Parramatta Road and 1-1A Cheltenham Road, Croydon (Lot 1 DP206411, Lot 1 DP86926, Lots A-C DP84812, Lot 1 DP 86033, Lots 100-101 DP850953 and Lot 1 DP 817488)
Site Address (Street number and name)	166-204 Parramatta Road and 1-1A Cheltenham Road, Croydon (Lot 1 DP206411, Lot 1 DP86926, Lots A-C DP84812, Lot 1 DP 86033, Lots 100-101 DP850953 and Lot 1 DP 817488)
Site Co-ordinates - Latitude	-33.87004759916226
Site Co-ordinates - Longitude	151.112

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Burwood	Eastern City District	Sydney		

Lot and DP

Lot and DP

Lot 1 DP206411, Lot 1 DP86926, Lots A-C DP84812, Lot 1 DP 86033, Lots 100-101 DP850953 and Lot 1 DP 817488

Site Area

What is the total site area for your development?

Site Area sqm

10,499

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 concurrent rezoning seeks to permit land uses (either under site specific provision of Schedule 1 of Burwood LEP) to reflect an additional permitted use on the E3 zoned land for residential flat buildings and commercial premises and an additional permitted use on the R3 zoned land for residential flat buildings. Amendment to height and FSR are also proposed as part of the concurrent rezoning.

HDA EOI Number

259242

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)
E3 Productivity Support, R3 Medium Density Residential

Statutory Context 2

Legislation and EPIs

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

Please refer to the Scoping Report

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

Please refer to the Scoping Report

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.

The proposal seeks approval for residential land uses with ground floor commercial uses.

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_166-204 Parramatta Rd, Croydon
File Name	Site Plans_166-204 Parramatta Rd, Croydon_June 2026