



Pre-Development Application

Date Submitted: 28/09/2026

Project Name: RFB at 772-784a Anzac Parade, Maroubra
Case ID: PDA-137003494

Proponent Details

Project Owner Info

Title	Mr.
First Name	PMD Corp Maroubra Pty Ltd
Last name	PMD Corp Maroubra Pty Ltd
Role/Position	Company
Phone	0282339900
Email	info@urbis.com.au
Address	Level 8 123 Pitt Street Sydney , New South Wales, 2000 , 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
Ms	Sally	Flannery
Phone	Email	Role/Position
0283493862	sflannery@urbis.com.au	consulatan

Address

Level 8
123 Pitt 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	RFB at 772-784a Anzac Parade, Maroubra
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD80,000,000.00
Indicative Operation Jobs	50
Indicative Construction Jobs	300
Number of Occupants	330
Number of Dwellings	130
Gross Floor Area (GFA) sqm	11,200
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	20

Description of the Development/Infrastructure

The proposal comprises a residential flat building development at 772–784A Anzac Parade, Maroubra, including retail on ground floor, affordable housing, associated basement parking, landscaping and ancillary works. The proposal is accompanied by a concurrent rezoning application and has been recommended by the Housing Delivery Authority for declaration as State Significant Development under section 4.36(3) of the Environmental Planning and Assessment Act 1979.

Concept Development

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

Site Details

Site Information

Site Name	Maroubra
Site Address (Street number and name)	772 -784a Anzac Parade, Maroubra
Site Co-ordinates - Latitude	-33.938316
Site Co-ordinates - Longitude	151.239

Local Government Area

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

Lot and DP

Lot and DP

772 Anzac Parade Lot 6 DP 10883

774 Anzac Parade Lot 1 DP 9393

776 Anzac Parade Lot A DP 104305

778 Anzac Parade Lot B DP 104305

780 Anzac Parade Lot 1 DP 232828

782 Anzac Parade Lot 2 DP 232838

784 Anzac Parade Lot 51 DP 870403

784A Anzac Parade Lot 52 DP 870403

Site Area

What is the total site area for your development?

Site Area sqm

2,797

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 proposal is located within the Randwick Local Government Area and is subject to the Randwick Local Environmental Plan 2012 and relevant State Environmental Planning Policies. The site is zoned R3 Medium Density Residential, and the proposed residential development is permissible with consent under the applicable planning framework.

HDA EOI Number

347383

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)

R3 Medium Density Residential

Statutory Context 2

Legislation and EPIs

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

Environmental Planning & Assessment Act 1979

Environmental Planning & Assessment Regulations 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

Randwick Local Environmental Plan 2012

State Environmental Planning Policy (Sustainable Buildings) 2022

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 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	A-010-020_01 Proposed Site Plan
File Name	P0068731_Portrait_Location_Half_0726