



Pre-Development Application

Date Submitted: 14/05/2025

Project Name: Shop top housing at Pyrmont Bridge/Parramatta Road
Case ID: PDA-82916959

Proponent Details

Project Owner Info

Title	Mr.
First Name	Alessandro
Last name	Sicari
Role/Position	Director
Phone	0404277501
Email	asicari@mathiesonproperty.com
Address	25 BLIGH STREET SYDNEY , , 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	The Trustee for PWD CD Health Trust
ABN	81726331897

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Alessandro	Sicari
Phone	Email	Role/Position
0411678018	asicari@mathiesonproperty.com	Director

Address

Level 12
25 Bligh 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	Shop top housing at Pyrmont Bridge/Parramatta Road
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD113,400,000.00
Indicative Operation Jobs	16
Indicative Construction Jobs	170
Number of Occupants	405
Number of Dwellings	162
Gross Floor Area (GFA) sqm	15,420
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	24

Description of the Development/Infrastructure
Shop top housing development, comprising approximately 162
apartments, ground floor non-residential uses, and affordable housing.
HDA EOI 238363

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Annandale Shop Top and Affordable Housing
Site Address (Street number and name)	122-130 Pyrmont Bridge Rd and 206 Parramatta Rd, Annandale
Site Co-ordinates - Latitude	-33.886952
Site Co-ordinates - Longitude	151.173

Local Government Area

Local Government	District Name	Region Name	Primary Region
Inner West	Eastern City District	Sydney	☒

Lot and DP

Lot and DP

- Lot 3 DP 976387
- Lot 4 DP 976387
- Lot 5 DP 976387
- Lot 6 DP 976387
- Lot 12 DP 976387
- Lot 100 DP1101482
- Lot 1 DP 539271

Site Area

What is the total site area for your development?

Site Area sqm

2,570

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

Wholly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

An overview of the proposed amendments is provided below:

- Rezone the Site from B5 Business Development to MU1 Mixed Use
- Amend the height of buildings control from 35m to 62m, consistent with the future development proposed by the NSW Government on the former Westconnex Dive Site
- Amend the FSR control from 4.2:1 to 6:1
- Amend the site-specific provisions in Part 8 of the Inner West LEP to facilitate development for shop-top housing on the Site.

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?

Yes

Attachments

File Name	BDAR Waiver Determination
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Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

Statutory Context 2

Legislation and EPIs

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

Biodiversity Conservation Act 2016
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022
Inner West Local Environmental Plan 2022
Refer Table 5, page 21 of the Scoping Report

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

SSD-59354658 for a private hospital, whereby it is established there is no demand for this use on the site.

Would the project vary any development standard?

Yes

Describe the nature of variation.

An overview of the proposed amendments is provided below:

- Rezone the Site from B5 Business Development to MU1 Mixed Use
- Amend the height of buildings control from 35m to 62m, consistent with the future development proposed by the NSW Government on the former Westconnex Dive Site
- Amend the FSR control from 4.2:1 to 6:1
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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](#)?*

Yes

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

No

Attachments

File Name	Screenshot 2025-04-23 at 8.28.30?pm
File Name	250423_ HDA Scoping Report_FINAL