



Project Name: Mixed-use development, Marion Street Leichhardt
Case ID: PDA-95202476

Proponent Details

Project Owner Info

Title	Mr
First Name	Francesco
Last name	Morsello
Role/Position	Director
Phone	0419032742
Email	francesco.morsello@gmail.com
Address	60 TILLOCK STREET HABERFIELD , , 2045 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	P & C CONSULTING PTY LTD
ABN	33001800004

Primary Contact Info

Are you the primary contact?

No

Select a Primary contact from the list below

atse@ethosurban.com

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

No

Project Info

Project Name	Mixed-use development, Marion Street Leichhardt
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD75,000,000.00
Indicative Operation Jobs	60
Indicative Construction Jobs	1,000
Number of Occupants	140
Number of Dwellings	160
Gross Floor Area (GFA) sqm	1,668
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	19

Description of the Development/Infrastructure

Mixed use development comprising non-residential uses on the ground floor approximately 1000sqm and residential above with approximately 160 dwellings, 10% of GFA for affordable housing for 10 years. Concurrent rezoning to amend development standards and rezone site from E4 General Industrial to R4 High Density Residential.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	245 Marion Street
Site Address (Street number and name)	245 Marion Street Leichhardt
Site Co-ordinates - Latitude	-33.88348
Site Co-ordinates - Longitude	151.146

Local Government Area

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

Lot and DP

Lot and DP
Lot 1 in DP 507525

Site Area

What is the total site area for your development?
Site Area sqm
5,200

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

Site is currently zoned E4 General Industrial and the proposal seeks a mixed use development

HDA EOI Number

235487

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)
E4 General Industrial

Statutory Context 2

Legislation and EPIs

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

See scoping report

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

See scoping report

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?*

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?*

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?*

A mining lease under the Mining Act 1992?*

No
A petroleum production lease under the Petroleum (Onshore) Act 1991?*

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?*

A licence under the Pipelines Act 1967?*

No
Attachments

Table with 2 columns: File Name, Content. Rows include Appendix B - Scoping Design Report, 2240911_245 Marion Street Leichhardt - Scoping Report_RevD, and Appendix A - Scoping Summary Table.