



Pre-Development Application

Date Submitted: 15/10/2025

Project Name: Mixed-use development, Parramatta/Queens Road
Case ID: PDA-95997709

Proponent Details

Project Owner Info

Title	Mr.
First Name	Frank
Last name	Elsworth
Role/Position	CEO
Phone	0407937844
Email	frank@muirburnside.com
Address	3 Waratah Road Palm Beach , New South Wales, 2108 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	MUIR BURNSIDE PTY LIMITED
ABN	

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Katie	Waters
Phone	Email	Role/Position
0402795088	katie.waters@colliers.com	Senior Planner

Address

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/Queens Road
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD650,000,000.00
Indicative Operation Jobs	60
Indicative Construction Jobs	200
Number of Occupants	1,751
Number of Dwellings	781
Gross Floor Area (GFA) sqm	1,800
% of In-fill Affordable Housing	3
Number of In-fill Affordable Dwellings	23

Description of the Development/Infrastructure

Please refer to the scoping letter.

Stage 1 Details

Estimated Development Cost (excl GST)	AUD60,000,000.00
Operation Jobs	9
Construction Jobs	13
Number of Occupants	225
Number of Dwellings	100
Gross Floor Area (GFA) sqm	240
% of In-fill Affordable Housing	3
Number of In-fill Affordable Dwellings	3

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	255-257, 259 and 271 Parramatta Road 255-271 Parramatta Road; 2-18 Taylor Street; 131-135 Queens Road and 1-11 Walker Street, Five Dock
Site Address (Street number and name)	255-257, 259 and 271 Parramatta Road 255-271 Parramatta Road; 2-18 Taylor Street; 131-135 Queens Road and 1-11 Walker Street, Five Dock
Site Co-ordinates - Latitude	-33.869294902394124
Site Co-ordinates - Longitude	151.113

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Canada Bay	Eastern City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Please refer to scoping letter.

Site Area

What is the total site area for your development?

Site Area sqm

11,370

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

Permissibility of Proposal

Partly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

The concurrent Rezoning seeks to amend the zoning of the site under the CBLEP 2013 from E3 Productivity Support and R2 Low Density Residential to either R4 High Density Residential with additional permitted uses for the ground floor commercial premises, or MU1 Mixed Use across the entirety of the site.

HDA EOI Number

233012

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, R2 Low Density Residential, R4 High Density Residential, MU1 Mixed Use

Statutory Context 2

Legislation and EPIs

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

Please refer to the scoping letter.

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 letter.

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.

This proposal will be for a mixed use development including residential units and 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](#)?*

No

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

No

Attachments

File Name	Five Dock SEARs Design Pack
File Name	Parra Road - Project SEARs Request_FINAL
File Name	Site Map