



Project Name: Church St & Great Western Mixed Use Build to Rent
Case ID: PDA-98600969

Proponent Details

Project Owner Info

Title	Mr
First Name	Joseph
Last name	Puckeridge
Role/Position	Development Manager
Phone	0429500031
Email	development@conquest.com
Address	Level 1
	15 George Street
	Burwood ,
	New South Wales,
	2134 ,
	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
Mr	Carlo	Di Giulio
Phone	Email	Role/Position
0421285782	carlo@principleplanning.com.au	Director

Address

174
EBLEY STREET
BONDI JUNCTION, New South Wales 2022
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
No

Project Info

Project Name	Church St & Great Western Mixed Use Build to Rent
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD650,000,000.00
Indicative Operation Jobs	20
Indicative Construction Jobs	150
Number of Occupants	850
Number of Dwellings	1,000
Gross Floor Area (GFA) sqm	80,000
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	100

Description of the Development/Infrastructure
Build to rent development with approximately 1,000 units, commercial and retail space, and facilities with tower design over podium.

Concept Development

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

Site Details

Site Information

Site Name	Church St & GWH BTR
Site Address (Street number and name)	87 Church Street and 6 Great Western Highway Parramatta
Site Co-ordinates - Latitude	-33.49
Site Co-ordinates - Longitude	151

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Parramatta	Central City District	Sydney	

Lot and DP

Lot and DP
Lot 1 in DP 1009227
Lot 100 in DP 632636

Site Area

What is the total site area for your development?
Site Area sqm
3,306

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

Commercial premises permissible in the MU1 Mixed Use zone in Parramatta LEP 2023 and BTR is permissible via State Environmental planning Policy (Housing) 2021.

HDA EOI Number

267322

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	5385_87 Church St BDAR Waiver Request Letter_v1
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Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
MU1 Mixed Use

Statutory Context 2

Legislation and EPIs

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

Parramatta Local Environmental Plan 2023
State Environmental Planning Policy (Housing) 2021
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).

There are no existing approvals. Development Applications have previously been prepared but not lodged (hence there is a BDAR waiver letter dated 2023).

Would the project vary any development standard?

Yes

Describe the nature of variation.

Vary the height standard from 180m (plus bonuses) to 250m and the floor space ratio from 10:1 (plus bonuses) to 23:1

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

Yes

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](#)?*

Yes

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 - 87 Chruch Street 6 GWH - FINAL
File Name	Site Map - 87 Church Street and 6 Great Western Highway
File Name	5385_87 Church St BDAR Waiver Request Letter_v1