



Pre-Development Application

Date Submitted: 09/02/2026

Project Name: 50 Morisset Street, Queanbeyan
Case ID: PDA-99611457

Proponent Details

Project Owner Info

Title	Mr
First Name	Kieran
Last name	Fordham
Role/Position	Director
Phone	0407279494
Email	kfordham@lockbridge.com.au
Address	Unit 2 101 Northbourne Ave Turner , Australian Capital Territory, 2612 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	LOCKBRIDGE PTY LTD
ABN	43165870155

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Kieran	Fordham
Phone	Email	Role/Position
0407279494	kfordham@lockbridge.com.au	Director

Address

Unit 2
101 Northbourne Ave
Turner, Australian Capital Territory 2612
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	50 Morisset Street, Queanbeyan
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD57,115,811.00
Indicative Operation Jobs	5
Indicative Construction Jobs	12
Number of Occupants	320
Number of Dwellings	160
Gross Floor Area (GFA) sqm	15,600
% of In-fill Affordable Housing	50
Number of In-fill Affordable Dwellings	80

Description of the Development/Infrastructure

Mixed use development- shop top housing
Two residential towers on a podium accommodating 160 apartments, 8 ground floor shops and 2 levels of car parking for 213 cars.
The building is 10 storeys with an overall height of 30.905m. The FSR for the building is 2.3:1.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	50 Morisset St, Queanbeyan
Site Address (Street number and name)	50 Morisset St, Queanbeyan
Site Co-ordinates - Latitude	-35.34996
Site Co-ordinates - Longitude	149.234

Local Government Area

Local Government	District Name	Region Name	Primary Region
Queanbeyan-Palerang Regional		South East and Tablelands	☒

Lot and DP

Lot and DP
Lot 100 in Deposited Plan 1308422

Site Area

What is the total site area for your development?
Site Area sqm
5,978

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 complies with Environment Planning and Assessment Act 1979

HDA EOI Number

284635

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)
B4 Mixed Use

Statutory Context 2

Legislation and EPIs

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

- Environmental Planning and Assessment Act 1979
- Queanbeyan Palarang Regional Local Environmental Plan 2022
- Queanbeyan Development Control Plan 2012
- Chapter 4 of the Hoising SEPP

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

Nil

Would the project vary any development standard?

Yes

Describe the nature of variation.

There is no proposed variation to the development standard FSR. The permissible FSR is 3:1. The proposed height encroachment is a maximum of 905mm into the roof articulation zone for the parapet of the building.

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

