



Pre-Development Application

Date Submitted: 20/11/2025

Project Name: 89-91 George Street, Parramatta
Case ID: PDA-99622215

Proponent Details

Project Owner Info

Title	Mr
First Name	Michael
Last name	Romano
Role/Position	Executive Director of Development
Phone	0419512821
Email	michael.romano@freecity.com
Address	Level 1 / 8 Khartoum Road
	Macquarie Park , New South Wales, 2113 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	FREECITY PARRAMATTA DEVELOPMENT NO 2 PTY LTD
ABN	46680501606

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Adam	Coburn
Phone	Email	Role/Position
0286678668	info@mecone.com.au	Associate Director

Address

Level 12, 179 Elizabeth 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	89-91 George Street, Parramatta
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD450,000,000.00
Indicative Operation Jobs	170
Indicative Construction Jobs	1,350
Number of Occupants	830
Number of Dwellings	830
Gross Floor Area (GFA) sqm	66,177
% of In-fill Affordable Housing	5
Number of In-fill Affordable Dwellings	26

Description of the Development/Infrastructure

Mixed-use development incorporating build-to-rent (BTR) and co-living housing apartments. Specifically:

- A retail podium with separate lobbies to service the BTR and co-living units.
- Approximately 102 parking spaces across 1 basement level and within the podium.
- Residential tower providing approximately 530 BTR dual-key units and 300 co-living units
- Communal open space and amenities to service residents.
- 5% of residential GFA to be provided for the purpose of affordable housing.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	89-91 George Street, Parramatta
Site Address (Street number and name)	89-91 George Street, Parramatta NSW 2150
Site Co-ordinates - Latitude	-33.8149299621582
Site Co-ordinates - Longitude	151.009

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 251 DP1287232
Lot 261 DP1287233

Site Area

What is the total site area for your development?
Site Area sqm
2,871

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

Partly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

Shop-top housing and build-to-rent are permissible in the E2 zone under Part 4 of the Housing SEPP. Co-living housing is prohibited under the Parramatta LEP and as a result the proposal seeks to permit this as an additional permitted use under Schedule 1 of the PLEP.

The proposal seeks to amend the maximum height of buildings control in the PLEP to 242 m(RL) and amend the FSR control in the PLEP to 24:1

HDA EOI Number

256250

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)
E2 Commercial Centre

Statutory Context 2

Legislation and EPIs

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

State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Housing) 2021 - Apartment Design Guide (ADG).
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Transport and Infrastructure) 2021.
Parramatta Local Environmental Plan 2023
Parramatta Development Control Plan 2023
Biodiversity Conservation Act 2016
National Parks and Wildlife Act 1974

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

Would the project vary any development standard?

Yes

Describe the nature of variation.

Co-living housing is prohibited under the PLEP and as a result the proposal seeks to permit this as an additional permitted use under Schedule 1 of the PLEP. The proposal seeks to amend the maximum height of buildings control in the PLEP to 242 m(RL). The proposal seeks to amend the maximum FSR in the PLEP to 24:1 concurrently with the SSD.

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

File Name	SEARs Request letter 89-91
File Name	Scoping Report 89-91 George St
File Name	89-91 George Street - Site Context Map
File Name	Appendix B - Survey
File Name	Appendix A - Architectural Concept Plan