



State Significant Development

Date Submitted: 07/07/2025

Project Name: Residential Flat Buildings at 85-91 Thomas Street, Parramatta
Case ID: SSD-81300458

Applicant Details

Project Owner Info

Title	Mr
First Name	Joshua
Last name	Lyons
Role/Position	Assistant Development Manager
Phone	0410533161
Email	development@conquest.com
Address	15 GEORGE STREET BURWOOD , , 2134 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	NSW HOUSING CORPORATION PTY LTD
ABN	73656236190

Primary Contact Info

Are you the primary contact?
Yes

Title	First Name	Last Name
Mr	David	Krepp
Phone	Email	Role/Position
0419818190	development@conquest.com	Development Manager

Address

60
BURWOOD ROAD
BURWOOD,
New South Wales
2134
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Residential Flat Buildings at 85-91 Thomas Street, Parramatta
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD79,014,191.00
Indicative Operation Jobs	15
Indicative Construction Jobs	150
Number of Occupants	530
Number of Dwellings	126
Gross Floor Area (GFA) sqm	11,585
% of In-fill Affordable Housing	12.7
Number of In-fill Affordable Dwellings	16

Description of the Development/Infrastructure
Proposal:
Construction of two residential flat buildings comprising a total of 126 dwellings, including 16 affordable housing units. Including:-

- 9-storeys above AL (excl. roof).
- Shared 2-3 level basement car parking across both buildings.
- Associated site works and integrated landscaping.
- Provision of shared communal open space and recreational amenities, including a swimming pool.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Thomas Street
Site Address (Street number and name)	85-91 Thomas Street, Parramatta
Site Co-ordinates - Latitude	-33.813442
Site Co-ordinates - Longitude	151.021

Local Government Area

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

Lot and DP

Lot and DP
13/DP1239
142/DP537053
15/DP1239
16/DP1239

Site Area

What is the total site area for your development?

Site Area sqm
6,322

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Century 888 Pty Ltd - Registered POA - Unlimited
File Name	Century 888 Pty Ltd - Landowners Consent

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The Housing Delivery Authority has recommended the project be called in as SSD and note that the Minister has been such an order calling in the project.

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

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)
R4 High Density Residential, RE1 Public Recreation

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates

:

*

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?

*

Yes

Does the application include

:

*

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?

Yes

Does the application include preliminary engineering drawings of the work to be carried out?

Yes

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?

No

Is the development [BASIX optional development](#)?

Yes

Does the application include a BASIX certificate or BASIX certificates for the development, issued no earlier than 3 months before the date on which the application is made?

Yes

Do the architectural drawings included with the application contain such other matters (details of all commitments listed in the BASIX Certificate(s) and associated NatHERS Certificate (s)) as any BASIX certificate for the development requires?

Yes

Does the application include such other documents (e.g. NatHERS Certificate) as any BASIX certificate for the development requires to accompany the application?

Yes

Does the application involve the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling?

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?

Yes

Does the application include such other documents (e.g. NatHERS Certificate) as any BASIX certificate for the development requires to accompany the application?

Yes

Do the architectural drawings included with the application contain such other matters (details of all commitments listed in the BASIX Certificate(s) and associated NatHERS Certificate (s)) as any BASIX certificate for the development requires?

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](#)?*

No

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

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
99502	PIA	Carlo Di Giulio

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	GIS - Survey
File Name	EDC Report
File Name	Appendix Z - Part 2 - Architectural Plans
File Name	Appendix Z - Part 1 - Architectural Plans
File Name	Appendix Y - EDC Report-CPG-148
File Name	Appendix X - Part 2 - NatHERS Certificate
File Name	Appendix X - Part 1 - NatHERS Certificate
File Name	Appendix W - Arboricultural Impact Assessment
File Name	Appendix V - Landscape Design Report
File Name	Appendix U - Visual Impact Assessment
File Name	Appendix T - Archaeological Report
File Name	Appendix S - Flood Risk Management Plan
File Name	Appendix R - Preliminary Site Investitaion
File Name	Appendix Q - Traffic Impact Assessment
File Name	Appendix P - Stormwater Concept Plan
File Name	Appendix O - Geotechnical Investigation Report
File Name	Appendix N - Waste Management Plan
File Name	Appendix M - ESD Report
File Name	Appendix L - Landscape Plan
File Name	Appendix K - Community Engagement Outcomes Report
File Name	Appendix J - BASIX Certificate
File Name	Appendix I - Planning Agreement Offer
File Name	Appendix H - ADG Compliance
File Name	Appendix G - Design Verification Statement
File Name	Appendix F - Design Report
File Name	Appendix E - State Specific Development Declaration Order
File Name	Appendix D - Statutory Compliance Table
File Name	Appendix CC - Community Consultation Letter
File Name	Appendix C - BDAR Waiver Request
File Name	Appendix BB - Civil Engineering Plans
File Name	Appendix B - BDAR Waiver Report and Determination
File Name	Appendix AA - Acoustic Assessment
File Name	APPENDIX A - SEARs Compliance Table
File Name	EIS - 85-91 Thomas Street, Parramatta