



Project Name: Mixed Use Development at Anzac Pde, Kensington
Case ID: PDA-101518957

Proponent Details

Project Owner Info

Title	Mr
First Name	Edmand
Last name	Lee
Role/Position	Anson Group
Phone	0292999987
Email	edmand.lee@ansongroup.com.au
Address	LVL 18 MLC CENTRE 19-29 MARTIN PLACE SYDNEY , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	ANSON CITY DEVELOPMENTS 1 (AUSTRALIA) PTY LIMITED
ABN	96101638591

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Jonathan	Archibald
Phone	Email	Role/Position
0282528400	jonathan.archibald@architectus.com.au	Senior Urban Planner

Address

LVL 18 MLC CENTRE
19-29 MARTIN PLACE
SYDNEY, New South Wales 2000
AUS

Development Details

Engagement with the Department

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

Project Info

Project Name	Mixed Use Development at Anzac Pde, Kensington
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD275,871,872.00
Indicative Operation Jobs	68
Indicative Construction Jobs	153
Number of Occupants	1
Number of Dwellings	357
Gross Floor Area (GFA) sqm	39,000
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	53

Description of the Development/Infrastructure

The proposed development includes demolition of existing structures and construction of a new shop top housing development across four buildings, including a ground floor supermarket, retail tenancies and approximately 357 residential apartments above, including a minimum of 15% affordable housing. Public domain upgrades, including a new through site link are also proposed.

Concept Development

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

Site Details

Site Information

Site Name	77-103 Anzac Parade
Site Address (Street number and name)	77-103 Anzac Parade, and 59A-71 Boronia St, Kensington
Site Co-ordinates - Latitude	-33.908553
Site Co-ordinates - Longitude	151.223

Local Government Area

Local Government	District Name	Region Name	Primary Region
Randwick City	Eastern City District	Sydney	

Lot and DP

Lot and DP

77-79 Anzac Parade, Kensington (lot 2 DP 539543)
81-85 Anzac Parade, Kensington (lot A DP 345813)
87 Anzac Parade, Kensington (lot A DP 331643)
89 Anzac Parade, Kensington (lot 1 & 2 DP 605231)
91-93 Anzac Parade, Kensington (lot B DP 953401)
95 Anzac Parade, Kensington (lot 22 DP 3917)
97-99 Anzac Parade, Kensington (lot 2 DP 221584)
101 Anzac Parade, Kensington (lot C DP 30406)
103 Anzac Parade, Kensington (lot D DP 30406)
59A Boronia Street, Kensington (lot 1 DP 539543)
61 Boronia Street, Kensington (lot B DP 345813)
63 Boronia Street, Kensington (lot B DP 331643)
69-71 Boronia Street, Kensington (lot A DP 953401)

Site Area

What is the total site area for your development?

Site Area sqm

6,296

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

Refer Section 2.3 of attached scoping report

HDA EOI Number

281233

Are you proposing to rezone any land as part of your application?

No

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	BDAR Waiver Note
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Land Use

Zones

What land use zone/s is the development in?

Land use zones (select all that

apply)
E2
Commercial
Centre, R3
Medium
Density
Residential

Statutory Context 2

Legislation and EPIs

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

Refer attached scoping report.

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

Refer attached scoping report.

Would the project vary any development standard?

No

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.

N/A

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](#)?*

Yes

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

No

Attachments

File Name	Appendix A_Architectural Plans
File Name	260209_77-103 Anzac Parade_Scoping Report
File Name	BDAR Waiver Note