



Pre-Development Application

Date Submitted: 26/03/2026

Project Name: TOD - 35-51 Nicholson Street, Wollstonecraft
Case ID: PDA-110213488

Proponent Details

Project Owner Info

Title	Mr
First Name	Peter
Last name	Scott
Role/Position	Manager
Phone	0431626982
Email	peterscott@weehur.com.sg
Address	Level 3
	240 Queen St
	Brisbane ,
	Queensland,
	4000 ,
	AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	WEE HUR (BURANDA 2) PTY LTD
ABN	19603017241

Primary Contact Info

Are you the primary contact?

No

Select a Primary contact from the list below

aleung@urbis.com.au

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	TOD - 35-51 Nicholson Street, Wollstonecraft
Industry	Residential & Commercial
Development Type	Residential
Estimated Development Cost (excl GST)	AUD97,000,000.00
Indicative Operation Jobs	100
Indicative Construction Jobs	1,000
Number of Occupants	449
Number of Dwellings	449
Number of Apartments	449
Number of Rooms	471
Gross Floor Area (GFA) sqm	10,564

Description of the Development/Infrastructure

Construction of a 12-storey co-living housing development at 35-51 Nicholson Street, Wollstonecraft, NSW, 2065 (the site).

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	PBSA at 35-51 Nicholson Street, Wollstonecraft
Site Address (Street number and name)	35-51 Nicholson Street, Wollstonecraft

Site Co-ordinates - Latitude	-33.825520
Site Co-ordinates - Longitude	151.198

Local Government Area

Local Government	District Name	Region Name	Primary Region	
North Sydney	North District	Sydney		

Lot and DP

Lot and DP
Strata Plan 30607

Site Area

What is the total site area for your development?
Site Area sqm
2,744

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?

Schedule 2: SSD - Specified Sites (Planning Systems SEPP 2021)

Section under selected Schedule

Section 19 - Development in Accelerated TOD Precincts

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The site zoned R4 High Density Residential under the NSLEP. Development for the purpose of ‘residential flat buildings’ and ‘shop top housing’ are permitted with consent in the R4 zone. Part 3, Section 67 of the Housing SEPP permits ‘co-living housing’ where ‘residential flat buildings’ or ‘shop top housing’ are permitted.

HDA EOI Number

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)
R4 High Density Residential

Statutory Context 2

Legislation and EPIs

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

Biodiversity Conservation Act 2016SEPP (Resilience and Hazards) 2021SEPP (Transport and Infrastructure) 2021SEPP (Housing) 2021North Sydney LEP 2013Crows Nest TOD Design Guide

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.

SEPP (Housing) 2021, Chapter 3 Diverse Housing, Part 3 Co-Living housing68(2) Non-discretionary Standards (e) Parking - (i) for development on land in an accessible area—0.2 parking spaces for each private roomNo car parking is proposed to leverage the location close to Crows Nest metro station and St Leonards railway station, 69(2)(a)(ii) setbacks not less than the minimum requirements for residential flat buildings under a relevant planning instrument The Oxley Street setback varies from the Design Guide. A variation may be sought if it is not possible to relocate the substation. (b) if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design GuideThe setback to the north varies from 3.55 metres to 10.33 metres due to the unusual boundary configuration. A variation may be sought which considers the total separation between the proposed building to the north

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	P0062294_Portrait_Location_Half_0126
File Name	P0062294_Portrait_HOB_Half_0126
File Name	P0062294_Portrait_Zoning_Half_0126
File Name	P0062294_Portrait_OLS_Half_0126
File Name	P0062294_Portrait_Heritage_Half_0126
File Name	P0062294_Portrait_MLS_Half_0126

File Name	P0062294_Portrait_Aerial_Half_0126
File Name	P0062294_Portrait_AerialClose_Half_0126
File Name	P0062294_Portrait_FSR_Half_0126
File Name	P0062294_Portrait_APU_Half_0126
File Name	2026.03.20_25020_35-51 Nicholson Street - Scoping Document
File Name	Scoping Letter_35-51 Nicholson Street, Wollstonecraft