

25104

10 December 2025

Ms Kiersten Fishburn
Secretary
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Kiersten,

State Significant Development Scoping Report - Co-living Development 20-30 Lee Street, Haymarket

This Scoping Report has been prepared by Beam Planning on behalf of Frasers Property AHL Limited (Frasers) (The Applicant) to request Project-specific Secretary's Environmental Assessment Requirements (SEARs) for a State Significant Development Application (SSDA) relating to the adaptive re-use of existing office buildings for the use of co-living dwellings. The proposed development is to be located at 20-30 Lee Street, Haymarket (the site).

Specifically, Frasers seeks to redevelop the site via the adaptive re-use of the existing Henry Deane Plaza Building and Gateway Building for co-living housing to be utilised as student housing. The existing height of the Henry Deane Plaza Building is 55.32m and the Gateway Building is 58.95m. A total of 554 rooms are proposed, comprising approximately 692 beds distributed between studios, twin studios, and cluster 'share' rooms. Ground level retail tenancies will be provided to enhance activation with Henry Deane Plaza, as well as a lobby for each building providing access to the co-living rooms above. The proposal will be accompanied by a Clause 4.6 Variation Request for the breach of the height of buildings development standard and floor space ratio (FSR) controls by the existing buildings.

This SSDA program follows a timeline which is closely aligned with the anticipated completion of the adjoining Atlassian building within the Western Gateway Sub-precinct. The Atlassian building is expected to be delivered in Q4 2027, and the undertaking of an SSDA on the site, allows for the commencement of the project on the site and activation of the precinct.

This Scoping Report has been prepared with consideration of both the Department of Planning, Housing and Infrastructure's (the Department) *State Significant Development Guidelines (March 2024)* and the *Local Environmental Plan Making Guidelines (August 2023)*. It provides an overview of the project, sets out the statutory context, and identifies the key likely environmental and planning impacts that will be considered as part of the application.

The Applicant

Table 1 Applicant details

Applicant	Frasers Property AHL Limited
ABN	12 008 443 696
Address	Level 2, Building C, 1 Homebush Bay Drive, Rhodes NSW, 2138

1.0 The Site

The address of the site is 20-30 Lee Street, Haymarket, and is legally described as Lot 14 and 15 in Deposited Plan (DP) 1062447. The site comprises two buildings within the Western Gateway sub-precinct, being the majority of the site designated as 'Block B' in the sub-precinct. The two buildings are generally eight storeys in height and contain commercial office uses. The buildings have been vacant since 2022.

Figure 1 illustrates the location of the site.

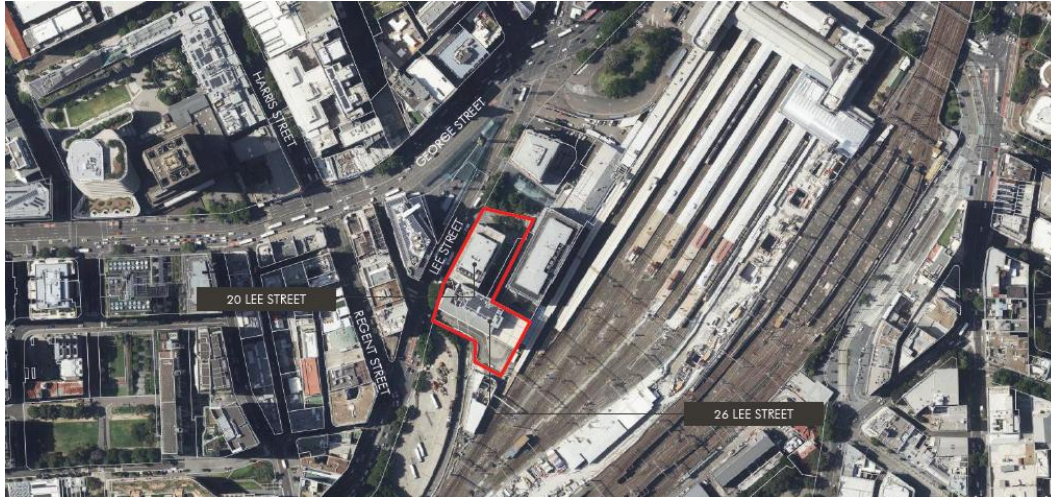


Figure 1 The subject site

Source: Nettleton Tribe

2.0 Background

2.1 State Significant Development Pathway

In August 2025, the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) was amended via the Central Precinct rezoning, introducing section 23 Development in Central Precinct to the Planning Systems SEPP.

Under section 23, development on land identified as "Central Precinct" on the *State Significant Development Sites Map* if the development has a capital investment value (CIV) of more than \$30 million is considered to be SSD.

Figure 2 provides an extract of the *State Significant Development Sites Map*, with the site outlined in red, confirming that development on the site, if it has a CIV of more than \$30 million is considered to be SSD.

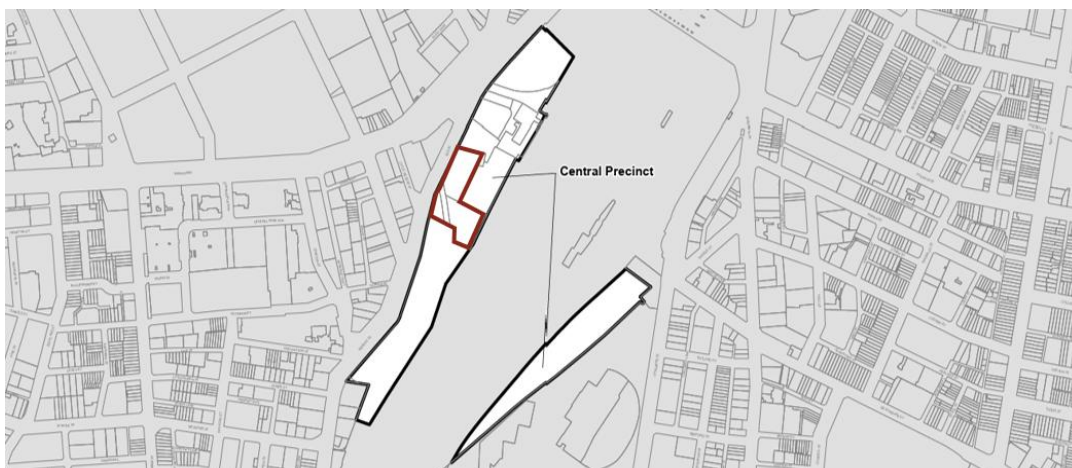


Figure 2 State Significant Development Sites Map - Central Precinct

3.0 Strategic Context

The project as a whole, aligns with and gives effect to the strategic planning framework relevant to the site. This project, if approved, will deliver approximately 554 rooms, comprising approximately 692 beds in a highly desirable and accessible location within Sydney. This location is within walking distance to Central Station, which provides access to heavy rail, metro, light rail and bus services, and is in close proximity to services, hospitality, retail, educational establishments and public open space. The proposal is a direct response to the current housing crisis and the State's commitments to the National Housing Accord, which highlights that the need to deliver housing is urgent.

3.1 Key Strategic Plans

There is a layered strategic planning framework relevant to the site, including State, regional and local plans and strategies which establish the aspirations and vision for land use and development within the City of Sydney LGA, and Sydney more broadly. In particular, the following key strategic documents are relevant to the proposal:

- Greater Sydney Region Plan
- Eastern City District Plan
- City Plan 2036: Local Strategic Planning Statement
- Central Sydney Planning Strategy
- Sustainable Sydney 2030 – 2050 Continuing the Vision
- The Tech Central vision
- Central Precinct Strategic Framework

The proposal aligns with these strategies and plans, in particular by:

- Facilitating greater housing supply and contributing to the delivery of a steady supply of housing to meet demand in a well-connected area.
- Providing housing that is diverse and affordable, with the co-living use ensuring there is housing choice in terms of type, tenure and price point.
- Ensuring environmental sustainability and liveability by locating new housing in immediate proximity to services, facilities and employment/study opportunities.
- Renewing the Western Gateway Sub-precinct as a great place and centre, and making Central Sydney a great place to live.

3.2 Cumulative Impacts

The site is located within the Central Precinct, specifically located in Block B of the Western Gateway sub-precinct. The Central Precinct is undergoing significant transformation, and has a continuing evolving context, as outlined below.

3.2.1 The Central Precinct

The strategic importance of the site and surrounding Central Precinct has been the subject of many years of planning, and multiple strategic documents. The Central Precinct is a designated State Significant Precinct, which includes the site, and has a vision “... to be a vibrant and exciting place that unites a world-class interchange with innovative and diverse businesses and high-quality public spaces. It will embrace design, sustainability and connectivity, celebrate its unique built form and social and cultural heritage and become a centre for the jobs of the future and economic growth”.

Substantial strategic planning has been completed relevant to the Central Precinct, with key documents including:

- The Central Precinct Strategic Framework setting the vision and principles for development at Central, prepared by Transport for New South Wales.
- The rezoning of the Western Gateway Sub-precinct (with the subject site rezoned in August 2020).
- The Central Precinct rezoning.

In 2024, the NSW Government decided not to proceed with the over station development (OSD) component of the Central Precinct’s original master plan. In August 2025, the Minister for Planning and Public Spaces approved a revised rezoning proposal for the Central Precinct. The revisions to the original master plan include:

- the removal of the OSD component of the initial rezoning proposal;
- shifting the focus of future development to the Regents Street Sidings, Goulburn Street Car Park, Prince Alfred Sidings, and Mortuary Gardens sub-precinct; and
- identified capacity for an additional 110 homes in the Prince Alfred Sidings sub-precinct.

As such, there is a continuing evolving context for the site as the Central Precinct has continued to be refined and realigned to current priorities and long-term ambitions, focusing on the delivery of housing.

Figure 3 provides an indicative artist impression of central precinct, demonstrating the intended future character and vision for the precinct.



Figure 3 Central Precinct Masterplan (as amended in April 2025)

Source: *Central Precinct Urban Design Framework – Revised Proposal*

3.2.2 Atlassian Central

Atlassian Central is located at 8-10 Lee Street, Haymarket and is noted as Block A within the Western Gateway sub-precinct. A design competition was undertaken in 2020, which was won by BVN Architecture, in collaboration with SHoP Architects.

Following this design competition, an SSDA (SSD-10405) was approved on 15 October 2021 for a mixed-use development, comprising tourist and visitor accommodation, commercial and retail floor space. This SSDA has had 11 modification applications since approval.

The development is currently under construction and is estimated to be completed by 2027.

4.0 The Proposal

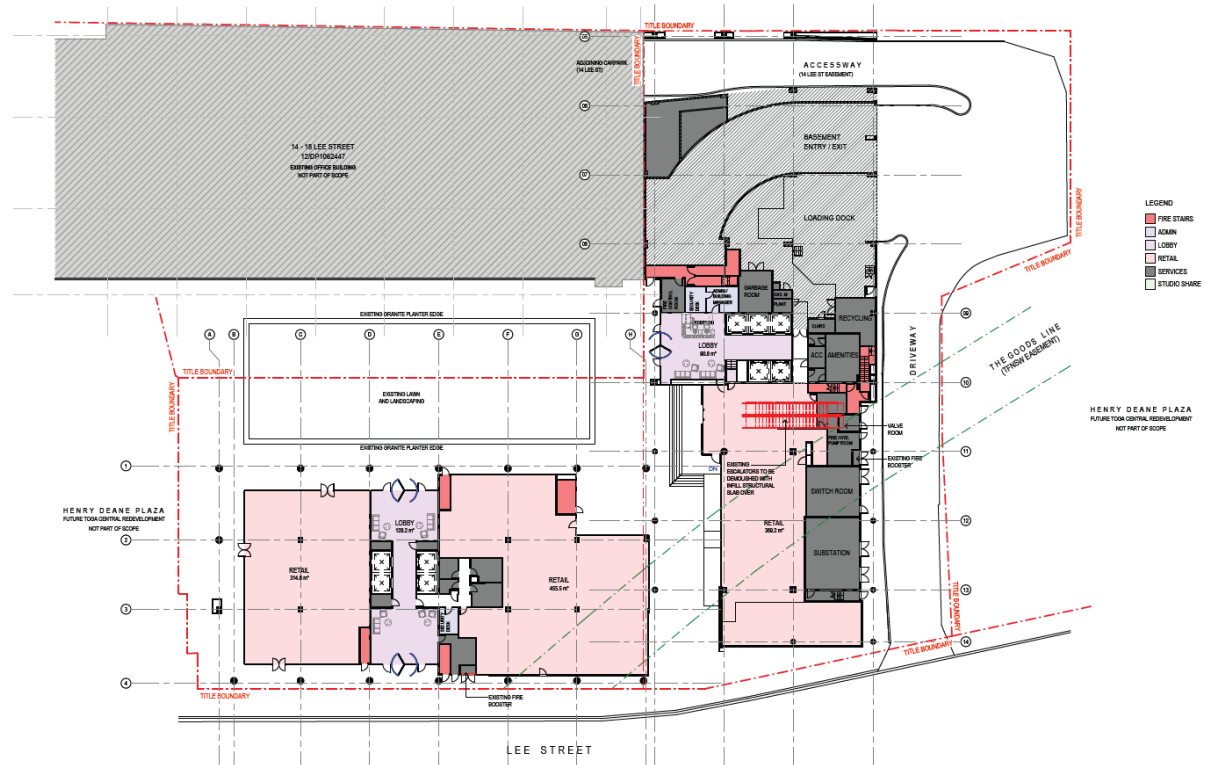
The proposed SSDA seeks consent for the adaptive re-use of the existing buildings, for the purpose of co-living dwellings. Specifically, the proposed works include:

- adaptive re-use of the existing Henry Deane Plaza Building (55.32m in height) and the Gateway Building (58.95m in height) for the purpose of co-living dwellings, including ground level retail tenancies, and associated lobbies;
- back-of-house and servicing upgrades within the existing basement; and
- associated landscaping, and minor Henry Deane Plaza upgrades.

Architectural Drawings illustrating the proposed development will be prepared by Nettleton Tribe to accompany the future SSDA. **Figure 4** illustrates preliminary ground floor, Level 1 and Level 7 floor plans.

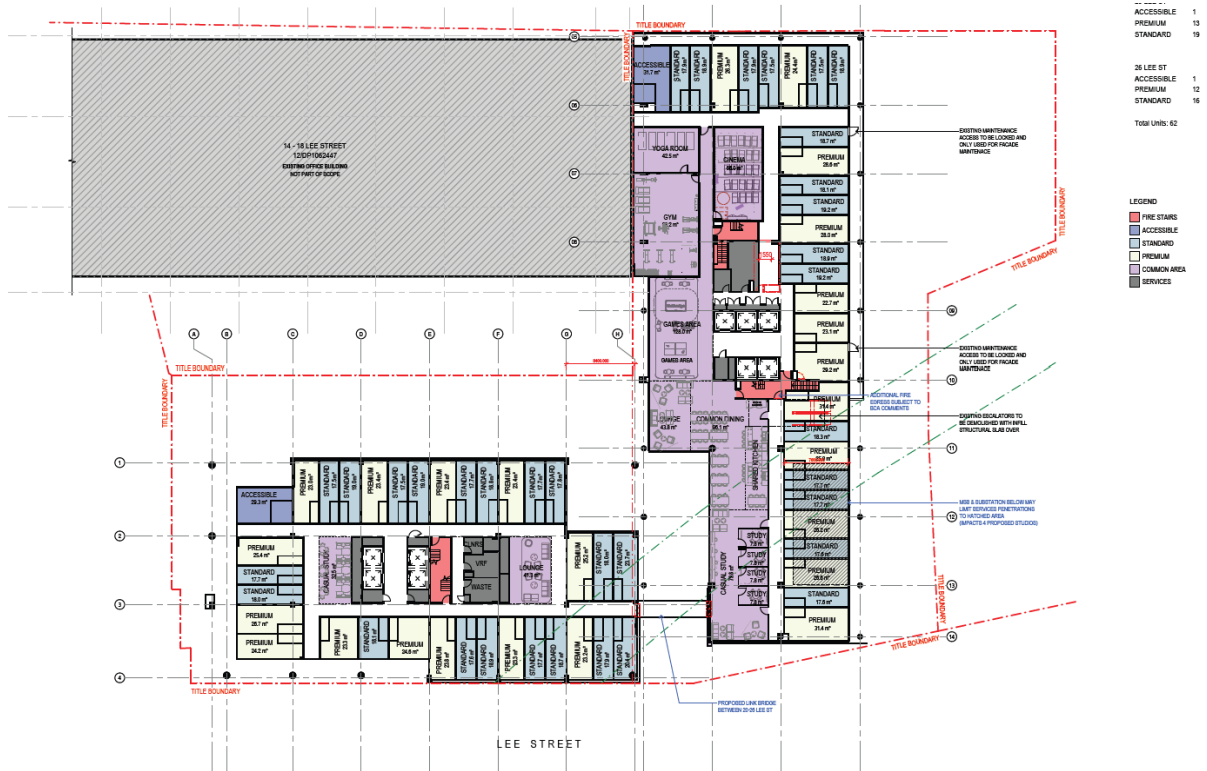
The existing maximum height of the Henry Deane Plaza Building is 55.32m (67% or 22.32m variation to the 33m height limit) and the Gateway Building is 58.95m (78% or 25.95m variation to the 33m height limit). Similarly, the existing FSR for the Henry Deane Plaza site is 3.6:1 (20% variation to the 3:1 FSR control), and the FSR for the Gateway site appears to be 4.3:1 (43% variation to the 3:1 FSR control). Therefore, Clause 4.6 Variation Requests will be prepared for the height of building and FSR control exceedances of the existing building.

01 | 20-26 LEE STREET
GROUND FLOOR PLAN



Ground Level Plan

01 | 20-26 LEE STREET
LEVEL 1 PLAN



Level 1 Plan

01 | 20-26 LEE STREET
LEVEL 7 PLAN



Level 7 Plan

Figure 4 Preliminary Architectural Plans

Source: Nettleton Tribe

5.0 Consideration of Alternatives

A range of options have been considered during the planning process to determine the most appropriate outcome for the site. These options were evaluated in terms of feasibility, merit, urban design outcomes and broader community benefit, including the activation of the Western Gateway sub-precinct.

The following alternatives were considered as part of the process leading to this proposal, and will be discussed in further detail within the EIS:

- **Alternative 1: Do Nothing** – This option would leave the existing buildings on the site vacant, as they have been since 2022, despite its location as one of the most well-located in the entire state of NSW. This outcome would forego the opportunity to deliver high-yield housing that is diverse and affordable on an extremely well-located site, whilst renewing the Western Gateway sub-precinct as a great place and centre.
- **Alternative 2: Acting on the existing Development Consent** – Proceeding with a development that is consistent with the approved development consent on the site (D/2021/251) is another option that has been discounted. Since receiving consent in 2022, the consortium sought to market the building and sign pre-committed tenants to allow construction to commence. Due to the soft commercial office market, and despite best efforts, this option was shown to be unviable at the time.
- **Alternative 3: The Proposal (SSDA)** – Advancing an SSDA optimises the site’s potential, is aligned with key Government priorities, including the revitalisation of the Central Precinct through providing a new use within the current vacant buildings, will provide critical housing for students in close proximity to some of Australia and NSW’s most important educational institutions, and will facilitate greater housing supply and contributing to the delivery of a steady supply of housing to meet demand in a well-connected area. This option is the preferred approach as it contributes to the re-activation of Henry Deane Plaza and the Western gateway, maximises housing supply, leverages significant transport investment and ensures a coordinated planning approach.

6.0 Statutory Context

Table 2 provides an overview of the key statutory requirements for the project.

Table 2 Statutory context

Matter	Comments
Power to Grant Consent	<p>The project is categorised as SSDA under Schedule 2, section 23 of the Planning Systems SEPP, as the site is on land identified as “Central Precinct” and will have a capital investment value of more than \$30 million.</p> <p>The Minister for Planning and Public Spaces is the consent authority pursuant to section 4.5(a) of the EP&A Act.</p>
Permissibility	<p>The proposal is located on land, which is subject to the Sydney LEP 2012, which zones the site as SP5 Metropolitan Centre. Commercial premises, residential accommodation and co-living housing is permissible with consent on the site.</p>
Other Approvals	<ul style="list-style-type: none"> • <i>Biodiversity Conservation Act 2016</i> – Due to the urban nature of the site, a waiver to the requirement for a Biodiversity Development Assessment Report (BDAR) will be sought prior to the lodgement of the SSDA. • <i>Roads Act 1993</i> – A consent under section 138 of the <i>Roads Act 1993</i> will likely be required. • <i>Heritage Act 1977</i> – The development involves the carrying out of works on a State heritage item, and therefore an approval under Part 4 of the <i>Heritage Act 1977</i> will likely be required. • <i>National Parks and Wildlife Act 1974</i> – An Aboriginal Cultural Heritage Assessment Report will be prepared as part of the SSDA.
Pre-conditions to Exercising the Power to Grant Consent	<ul style="list-style-type: none"> • <i>Environment Protection and Biodiversity Conservation Act 1999</i> • <i>State Environmental Planning Policy (Biodiversity and Conversation) 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Housing) 2021</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>

Matter	Comments
Mandatory Matters for Consideration	<ul style="list-style-type: none"> • <i>Environmental Planning and Assessment Act 1979</i> • <i>State Environmental Planning Policy (Biodiversity and Conversation) 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Industry and Employment) 2021</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>State Environmental Planning Policy (Sustainable Buildings) 2021</i> • <i>State Environmental Planning Policy (Housing) 2021</i> • <i>Environment Protection and Biodiversity Conservation Act 1999</i> • <i>Sydney Local Environmental Plan 2012</i>

7.0 Community Engagement

Engagement with the relevant government agencies and key surrounding landowners has commenced and will continue to be undertaken in accordance with the requirements of the SEARs. The applicant will also be undertaking future engagement to inform the EIS in accordance with the SEARs and DPHI *Undertaking Engagement Guidelines for State Significant Projects (2021)*.

Consultation is anticipated with the following government and industry stakeholders:

- Department of Planning, Housing and Infrastructure.
- Transport for NSW.
- City of Sydney Council.
- Neighbouring landowners.
- Surrounding residents and businesses.
- Local Indigenous community.
- Local community groups and members.
- Public agencies and utility providers.

8.0 Proposed Assessment of Impacts

Table 3 identifies the matters requiring further assessment in the EIS and the proposed approach to assessing each of these matters.

Table 3 Matters for consideration applicable to the site requiring further assessment

Assessment Matter	Proposed Approach
Built Form and Urban Design	The EIS, supported by the Architectural Design Report, will demonstrate that the proposed built form is appropriate for the site. The assessment will consider the building height, bulk and massing, setbacks, streetscape amenity and active frontages.
Building Height and FSR	Clause 4.6 Variation Requests will accompany with the EIS, seeking variations to Clause 4.3 and Clause 4.4 of the Sydney LEP 2012. As the existing buildings have a maximum building height that exceeds the 33m height limit and an FSR that exceeds 3:1, Clause 4.6 Variation Requests are required.
Landscaping and Public Domain	The EIS will be accompanied by Landscape and Public Domain Plans, and an Architectural Design Report to assess and demonstrate how the proposed development will deliver a high-quality public domain.
Transport and Accessibility	A Traffic, Transport and Accessibility Impact Assessment will accompany the EIS, providing an assessment of the traffic and parking impacts of the residential development, as well as a Construction Traffic Management Plan.
Residential Amenity	The residential amenity of the development will be evaluated as part of the Architectural Design Report and EIS, with the assessment guided by the design principles for co-living developments outlined in the Housing SEPP.

Assessment Matter	Proposed Approach
Acoustic Amenity	The EIS will be supported by a Noise and Vibration Impact Assessment which will assess the impact of traffic generation of the surrounding road network on the acoustic amenity of sensitive receivers proposed on the site. The Noise and Vibration Impact Assessment will also assess the impact of non-residential development proposed on the site on the proposed and neighbouring residential properties. The Noise and Vibration Impact Assessment will address potential impacts from the adjacent rail corridor, including operational rail noise and vibration, and identify appropriate mitigation measures to ensure compliance with relevant guidelines. Noise and vibration impact associated with the construction of the development will also be addressed.
Heritage	The site is located within State heritage item I824 'Central Railway Station group including buildings, station yard, viaducts and building interiors'. A Statement of Heritage Impact Report will be prepared and submitted with the SSDA, confirming that the proposed works will not have a detrimental impact on the surrounding heritage items.
Design Excellence	Clause 6.21C of the Sydney LEP 2012 applies to the site. Under Clause 6.53, Clause 6.21D(1)-(3) does not apply to development within Block B (inclusive of the subject site) and therefore a competitive design process is not required. Design excellence will be achieved, and will be addressed in detail in the Architectural Design Report.
Other Impacts	<p>The following additional assessment matters will be addressed within the EIS, noting that as the proposed development involves the adaptive re-use of the existing buildings, some impacts will be limited to being addressed in the EIS, and considered acceptable:</p> <ul style="list-style-type: none"> • Visual Impact Analysis – comment to be included in the EIS • Contamination • Wind – comment to be included in the EIS • Reflectivity – comment to be included in the EIS • Waste Management • Water Management • Safety and Security – comment to be included in the EIS • Rail Interface • Ecologically Sustainable Development • BCA and Fire Safety • Utilities, Infrastructure and Services • Economic Impacts – comment to be included in the EIS • Construction Impacts • Site Suitability and Public Interest – comment to be included in the EIS

9.0 Conclusion

As outlined in this letter, the proposal will utilise the State Significant Development site pathway under the Planning Systems SEPP, as the project will have a CIV of more than \$30 million, and therefore meets the threshold for being considered SSD.

We trust that the information provided is sufficient to enable the Secretary to issue SEARs for the preparation of the EIS. Should you have any queries about this matter, please do not hesitate to contact the undersigned.

Kind regards



Brendan Hoskins

Director

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Mackenzie Yates

Assistant Planner

myates@beamplanning.com.au