



Project Name: 20-30 Lee Street, Sydney - Co-Living Development
Case ID: PDA-98782456

Proponent Details

Project Owner Info

Title	Mr
First Name	Nicholas
Last name	D'Ambrosio
Role/Position	Senior Development Manager
Phone	0401620054
Email	nicholas.dambrosio@frasersproperty.com.au
Address	1C HOMEBUSH BAY DRIVE RHODES , , 2138 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	FRASERS PROPERTY AHL LIMITED
ABN	12008443696

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Mackenzie	Yates
Phone	Email	Role/Position
0468677433	myates@beamplanning.com.au	Assistant Planner

Address

Level 8
68 PITT STREET
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	20-30 Lee Street, Sydney - Co-Living Development
Industry	Residential & Commercial
Development Type	Residential
Estimated Development Cost (excl GST)	AUD171,300,000.00
Indicative Operation Jobs	9
Indicative Construction Jobs	259
Number of Occupants	692
Number of Dwellings	0
Number of Apartments	0
Number of Rooms	554
Gross Floor Area (GFA) sqm	22,500

Description of the Development/Infrastructure

The proposed development involves the adaptive re-use of the existing office buildings for the use of co-living dwellings at 20-30 Lee Street, Haymarket.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	20-30 Lee Street Co-Living Development
Site Address (Street number and name)	20-30 Lee Street, Haymarket
Site Co-ordinates - Latitude	-33.884642
Site Co-ordinates - Longitude	151.204

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Sydney	Eastern City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 14 in DP1062447

Lot 15 in DP1062447

Site Area

What is the total site area for your development?

Site Area sqm

5,395

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 23 - Development in Central Precinct

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

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.

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)

SP5 Metropolitan Centre

Statutory Context 2

Legislation and EPIs

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

- Environmental Planning and Assessment Act 1979
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Housing) 2021
- Sydney Local Environmental Plan 2012

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.

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.

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 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?

No

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?

Yes

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 - Part 1

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](#)?*

Yes

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 - Part 2

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	Central Place_Scoping Report_SSDA
File Name	Site Map