



Project Name: TOD - 35-51 Nicholson Street, Wollstonecraft
Case ID: SSD-111419988

Applicant 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?

Yes

Title	First Name	Last Name
Mr	Adrian	Leung
Phone	Email	Role/Position
0284245138	aleung@urbis.com.au	Consultant

Address

Angel Place, Level 8
123 Pitt Street
Sydney, New South Wales 2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

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	447
Number of Apartments	447
Number of Rooms	447
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).

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	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

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Letter to Authorities - signed (501814257.1)
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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 proposal is classified as State significant development (SSD) under Section 19 of Schedule 2 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) as the site is within an Accelerated TOD Precinct and has an estimated development cost over \$60 million.

Which State Environmental Planning Policy (SEPP) does your application relate to?

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

Schedule 2: SSD – Specified Sites

Section under selected Schedule

Section 19 - Development in Accelerated TOD Precincts

Permissibility of Proposal

Permissible with consent

HDA EOI Number

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R4 High Density Residential

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](#))
No

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)?[★]

No

Has a BDAR waiver been issued?[★]

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?[★]

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?[★]

No

Does the development involve any subdivision work?[★]

No

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](#)?^{*}

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)?^{*}

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

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
84249	PIA	Jennifer Cooper

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

Yes

Attachments

Attachments

File Name	Appendix M - Design Report
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File Name	Appendix H - Architectural Drawings
File Name	Letter to Authorities - signed
File Name	Appendix T - Integrated Water Cycle Management Report
File Name	Appendix Q - Landscape Report
File Name	Appendix P - Geotechnical Investigation Report
File Name	Appendix V - Traffic Impact Assessment
File Name	Appendix W - Visual Impact Assessment
File Name	Appendix R - Noise and Vibration Impact Assesment
File Name	Appendix S - Social Impact Assessment
File Name	Appendix U - Survey Plan
File Name	Appendix Y - Pedestrian Wind Assessment
File Name	Appendix K - Detailed Site Investigation
File Name	Appendix L - Flood Assessment
File Name	Appendix CC - Infrastructure Services Report
File Name	Appendix X - Construction Demolition Waste Management Plan
File Name	Appendix E - Aboriginal Due Dilligence Report
File Name	Appendix O - ESD Report
File Name	Appendix F - Access Report
File Name	Appendix BB - NCC 2022 Section J Vol 1 J1V3 Assessment
File Name	Appendix J - BDAR Waiver
File Name	Appendix N - Engagement Outcomes Report
File Name	Appendix G - Arboricultural Report
File Name	Appendix I - BCA Report
File Name	Appendix AA Operational Waste Management Plan
File Name	Appendix DD - Plan of Management
File Name	2026.06.29_Owners consent letter
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix Z - Historical Archaeological Advice Letter
File Name	Appendix D - Mitigation Measures
File Name	Appendix A_SEARs Requirements Table
File Name	P0062294_Portrait_Location_Half_0126
File Name	P0062294_Portrait_HOB_Half_0126
File Name	P0062294_Portrait_AerialClose_Half_0126
File Name	P0062294_Portrait_FSR_Half_0126
File Name	P0062294_Portrait_OLS_Half_0126
File Name	P0062294_Portrait_Zoning_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_APU_Half_0126
File Name	Appendix B - Estimated Development Cost Report
File Name	EIS - 35-51 Nicholson Street, Wollstonecraft