



## State Significant Development

Lodgement Date: 06/07/2021

Project Name: Eden Street Site Redevelopment  
Case ID: SSD-11429726

## Proponent Details

### Project Owner Info

Title	Mr
First Name	Saul
Last name	Moran
Role/Position	Development Manager
Phone	0411431203
Email	saul.moran@billbergia.com.au
Address	173 SUSSEX STREET SYDNEY , New South Wales, 2000 , AUS

### Company Info

Are you applying as a company/business?

Yes

Company Name	ARNCLIFFE EDEN PROPERTY PTY LTD
ABN	24637571156

### Primary Contact Info

Are you the primary contact?

Yes

<b>Title</b>	<b>First Name</b>
Mr	Yousheng
<b>Last Name</b>	<b>Phone</b>
Li	0423035809
<b>Email</b>	<b>Role/Position</b>
yli@ethosurban.com	Junior Urbanist

### Address

173  
SUSSEX STREET  
SYDNEY,  
New South Wales  
2000  
AUS

## Political Donations

Do you need to disclose a political donation?

No

## Development Details

### Project Info

Project Name	Eden Street Site Redevelopment
Industry	Residential & Commercial
Development Type	Residential & Commercial
Capital Investment Value (excl GST)	AUD253,350,091.00
Indicative Operation Jobs	200
Indicative Construction Jobs	2,280

### Description of Development

Redevelop the site as a mixed-use precinct with retail and residential uses, involving both market and social housing, as part of the Land and Housing Corporation (LAHC)'s 'Communities Plus' initiative.

### Concept Development

Are you intending to submit a Concept Application?

No

## Site Details

### Site Information

Site Name	Eden Street State Significant Development Site
Site Address (Street number and name)	26-42 Eden Street and 161-179 Princes Highway, Arncliffe
Site Co-ordinates - Latitude	-33.937873
Site Co-ordinates - Longitude	151.148

### Local Government Area

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

Lot and DP

1/DP447649, 10-12/DP23701, 1-3/DP23701, 7-9/DP23701, 25-26/DP1228031, 3/DP1094906

### Landowners Consent

Is Landowner's consent required?

Yes

Do you have evidence of all Land Owners' consent?

Yes

### Attachments

File Name      Owner's consent - Eden Street LAHC site, Arncliffe

## Statutory Context

Under [State Environmental Planning Policy \(State and Regional Development\) 2011](#) , which schedule does your State Significant Development application relate to?

Schedule 2: SSD – Identified Sites

Schedule 2: SSD – Identified Sites

Clause 10 - Development at NSW Land and Housing Corporation Sites

Permissibility of Proposal

Permissible with consent

### 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 [Schedule 1, Part 1, clause 1\(2\) of the Environmental Planning and Assessment Regulation](#))

Yes

## Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, 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 EP&A Act 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 [Coal 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

### Attachments

File Name	Site Plan
File Name	Appendix Z - Air Quality Assessment
File Name	Appendix Y - Airspace Assessment
File Name	Appendix X - Operational WMP
File Name	Appendix W - Construction WMP
File Name	Appendix V - BDAR Waiver
File Name	Appendix U - Stormwater Management Plan
File Name	Appendix T - Flood Assessment
File Name	Appendix S - ACHAR
File Name	Appendix R - DSI & Geotechnical
File Name	Appendix Q - ESD Report
File Name	Appendix P - Noise Assessment
File Name	Appendix O - Heritage Impact Statement
File Name	Appendix N - Traffic Impact Assessment
File Name	Appendix M - Clause 4.6 FSR
File Name	Appendix L - Clause 4.6 Height
File Name	Appendix K - Wind Impact Assessment
File Name	Appendix J - Arborist Report
File Name	Appendix I - Landscape Plans
File Name	Appendix HH - SDRP Meeting Notes
File Name	Appendix H - Visual Impact Assessment
File Name	Appendix GG - Design Comp Waiver
File Name	Appendix G - Accessibility Statement
File Name	Appendix FF - Fire Statement
File Name	Appendix F - CPTED Assessment
File Name	Appendix EE - BCA Assessment
File Name	Appendix E - Site Survey
File Name	Appendix DD - BASIX Certificates
File Name	Appendix D - Quantity Surveyor's Report
File Name	Appendix CC - Social Impact Assessment
File Name	Appendix C - Issued SEARs
File Name	Appendix BB - Engagement Report
File Name	Appendix B - Urban Design Report
File Name	Appendix AA - Infrastructure Management Plan

File Name Appendix A - Architectural Plans

File Name \_Environmental Impact Statement

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