

Project Name: Mixed use development with infill affordable housing, 2-4 Burleigh Street and 20-24 Railway Parade, Burwood
Case ID: SSD-77260958

Applicant Details

Project Owner Info

Title	Mr
First Name	Charline
Last name	Song
Role/Position	Development Manager
Phone	0432336175
Email	charline.song@conquest.com
Address	60 BURWOOD ROAD BURWOOD , , 2134 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	NSW HOUSING CORPORATION PTY LTD
ABN	73656236190

Primary Contact Info

Are you the primary contact?

Yes
Title
Mr
First Name
Planning
Last Name
Ingenuity
Phone
0295312555
Email
SSDapplications@planningingenuity.com.au
Role/Position
Company

Address

Suite 210, 531-533 Kingsway
Miranda,
New South Wales
2228
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Mixed use development with infill affordable housing, 2-4 Burleigh Street and 20-24 Railway Parade, Burwood
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD117,976,065.00
Indicative Operation Jobs	35
Indicative Construction Jobs	215
Number of Occupants	96
Number of Dwellings	48
Gross Floor Area (GFA) sqm	11,402
% of In-fill Affordable Housing	17
Number of In-fill Affordable Dwellings	18

Description of amended development

The SSD Application will seek consent for the construction of a mixed use development containing a hotel with 120 rooms, commercial office premises and a residential flat building with 48 dual key residential apartments and basement car parking.

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	Burwood Mixed Use Site
Site Address (Street number and name)	2-4 Burleigh Street and 20-24 Railway Parade, Burwood
Site Co-ordinates - Latitude	-33.877793
Site Co-ordinates - Longitude	151.105

Local Government Area

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

Lot and DP

Lot and DP

Lot A, B, C, D and E in DP 438222

Site Area

What is the total site area for your development?

Site Area sqm

1,329

Landowners Consent

Is Landowner's consent required?

No

Reason Landowner's consent is not required

The applicant is the owner of the land to which the development application relates

The development is proposed to be undertaken by a public authority and relevant notices have been issued.

The development is set out in section 5 (Mining) or 6 (Petroleum (oil and gas)) of Schedule 1 to *State Environmental Planning Policy (Planning Systems) 2021* and is not in a state conservation reserved area under the *National Parks and Wildlife Act 1974* and relevant notices have been issued.

The development is on land with multiple owners as designated by the Secretary of the Department of Planning and Environment and relevant notices have been issued.

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 SSD, pursuant to Clause 26A of Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP), being development to which State Environmental Planning Policy (Housing) 2021 (Housing SEPP), Chapter 2, Part 2, Division 1 applies if the development that is residential has an estimated development cost of more than \$75 million. Since the residential component of the proposed development will have an estimated development cost of more than \$75m.

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

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

MU1 Mixed Use

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?

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

Yes

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

Appendix 19 -ESD

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

NABERS Certification

What star rating or sustainability level will be achieved by the development?

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Michael
Last Name	May
Professional Qualification	Engineer
Registration details	CEM #92319
Business Name	PEM GROUP CO PTY LTD
Australian Business Number (ABN)	86638119847

Is there a NABERS Agreement to Rate for embodied emissions in this development?

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Energy consumption will be minimised through thermally efficient construction, energy efficient services, water efficient fixtures and fitting, use of rainwater capture and reuse, and separation of waste streams to minimise the amount of waste sent to landfill and maximise recycling of materials.

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Sustainability Requirements B

Net Zero Statement

Is the application accompanied by a Net Zero Statement?

Yes

Enter the details of the qualified person certifying the Net Zero Statement

First Name	Michael
Last Name	May

Professional Qualification	Mechanical engineer
Registration details	CEM #92319
Business Name	PEM GROUP CO PTY LTD
Australian Business Number (ABN)	86638119847

Is the development designed to operate as a net zero development immediately?

No

Is the development designed to incorporate infrastructure, or space for the infrastructure necessary for the development to not use on-site fossil fuels after 1 January 2035?

Yes

Which of the following net zero provisions has the development incorporated?

Electric HVAC system

What is the estimated annual energy consumption for the building?

What is the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions?

Sustainability Requirements C

Water

Has a NABERS Agreement to Rate relating to water been prepared for each prescribed large commercial use?

Yes

Details of the Agreement(s):

Type of Agreement	Targeted Star Rating	Agreement Ref Number
NABERS Agreement to Rate (Hotel)	3 Stars	AR00071

Energy

What is the preferred Section J pathway for this development?

J1V1 NABERS Energy

Is the development in the City of Sydney Local Government Area and a prescribed hotel, motel or office?

No

Has a NABERS Commitment Agreement or Agreement to Rate relating to energy use been prepared for each prescribed large commercial use?

Yes

Details of the Agreement(s):

Type of Agreement	Targeted Star Rating	Agreement Ref Number
NABERS Commitment Agreement (Hotel)	4 Stars	CA0071

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?*

Yes

Does the application include:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

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
55042	PIA	Sophie Perry

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

Yes

Attachments

Attachments

File Name	NABERs Commitment Agreement
File Name	Net Zero Statement
File Name	NABERs Form
File Name	GIS Data
File Name	NABERs Agreement to Rate
File Name	Appendix 24 - Noise and Vibration Impact Assessment
File Name	Appendix 33 - Engagement Report
File Name	Appendix 21 - Stormwater SEARs Report
File Name	Appendix 25 - Pedestrian Wind Environment Assessment
File Name	Appendix 20 - Stormwater Management Plan
File Name	Environmental Impact Statement
File Name	Appendix 31 - CPTED Report
File Name	Appendix 32 - Social Impact Assessment
File Name	Appendix 30 - Infrastructure Management Report
File Name	Appendix 27 - Green Travel Plan
File Name	Appendix 28 - Construction Traffic Management Plan
File Name	Appendix 26 - Transport and Accessibility Impact Assessment
File Name	Appendix 29 - Waste Management Plan
File Name	Owners Consent
File Name	Appendix 36 - Correspondance with Council Part 1
File Name	Appendix 34 - Design Excellence Email 1
File Name	Appendix 36A - Correspondance with Council Part 2
File Name	Appendix 34A - Design Excellence Email 2
File Name	Appendix 35 - VPA Letter of offer
File Name	Appendix 29A - Case Law for Private Waste Collection
File Name	Appendix 11 - Preliminary Site Investigation
File Name	Appendix 11A - Detailed Site Investigation
File Name	Appendix 12 - Geotechnical Report
File Name	Appendix 14 - BDAR Waiver
File Name	Appendix 10 - Landscape Design Report
File Name	Appendix 13 - ACHAR Report
File Name	Appendix 15 - Access Report
File Name	Appendix 16 - BCA Report
File Name	Appendix 17 - Arborist Statement
File Name	Appendix 18 - BASIX Certificate
File Name	Appendix 8 - Architectural Plans
File Name	Appendix 7 - Survey Plan

File Name	Appendix 6 - Registered CHP Letter
File Name	Appendix 1 - SEARs
File Name	Appendix 3 - Statutory Compliance Table
File Name	Appendix 2 - SEARs Compliance Table
File Name	Appendix 5 - EDC Report
File Name	Appendix 4 - Mitigations Table