



State Significant Development

Date Submitted: 18/05/2026

Project Name: Newington College Redevelopment (Concept and Stage 1)
Case ID: SSD-78268465

Applicant Details

Project Owner Info

Title	Mr
First Name	Ross
Last name	Xenos
Role/Position	Chief Operating Officer
Phone	0423327427
Email	rxenos@newington.nsw.edu.au
	200 Stanmore Road
Address	Stanmore , New South Wales, 2048 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	COUNCIL OF NEWINGTON COLLEGE
ABN	71824382623

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Erin	Dethridge
Phone	Email	Role/Position
0282337671	edethridge@urbis.com.au	Senior Consultant

Address

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

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Newington College Redevelopment (Concept and Stage 1)
Industry	Education, Health & Safety
Development Type	Educational establishments
Estimated Development Cost (excl GST)	AUD173,476,129.00
Indicative Operation Jobs	45
Indicative Construction Jobs	444
Number of Occupants	2,100
Number of Dwellings	0
Gross Floor Area (GFA) sqm	19,273

Description of amended development
Concept development application and Stage 1 detailed development proposal for alterations and additions to the Newington College Senior Campus, including an increase in student numbers to a maximum of 1,860 students.

Description of Changes

Briefly describe the proposed changes to the application
The technical reports have been updated to reflect the correct version of reports and plans.

Stage 1 Details

Estimated Development Cost (excl GST)	AUD80,184,949.00
Operation Jobs	45

Construction Jobs	444
Number of Occupants	2,100
Number of Dwellings	0
Gross Floor Area (GFA) sqm	7,409

Concept Development

Are you intending to submit a concept or staged application?
Yes

Would this be for the initial concept application?
Yes

Would this application also include the first stage of the project?
Yes

Site Details

Site Information

Site Name	Newington College
Site Address (Street number and name)	200 Stanmore Road, Stanmore
Site Co-ordinates - Latitude	-33.896970
Site Co-ordinates - Longitude	151.164

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Inner West	Eastern City District	Sydney		

Lot and DP

Lot and DP
Lot 8 in DP710369, Lot A in DP109269, Lot 1 in DP49, Lot B in DP330028, and Lot 1 in DP526319

Site Area

What is the total site area for your development?
Site Area sqm
89,903

Landowners Consent

Is Landowner's consent required?
Yes

Do you have the written consent of all landowners?
Yes

Attachments

File Name	Inner West Council_Owners Consent (Stanmore Rd)
File Name	Newington College_Owners Consent

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 proposed concept proposal has an estimated development cost of \$173,476,129. Accordingly, the proposal is classified as State Significant Development pursuant to Section 15 of Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021
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 15 - Educational establishments
Type of Project

Alterations and additions to an existing school

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)

SP2 Infrastructure

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

Yes

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

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 X_ESD Report, Appendix Z_Embodied Emissions Materials Report

Is the development seeking certification from a sustainability rating system?

No

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	David
Last Name	Lambert
Professional Qualification	Quantity surveyor
Registration details	MRICS, MAIQS, CQS
Business Name	W T PARTNERSHIP
Australian Business Number (ABN)	99006040768

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

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

The primary structure of the Pavilion building is being designed to be made of responsibly sourced engineered timber: glulam columns and beams with cross laminated timber (CLT) floors.

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

Yes

What percentage of the total development has been re-used?

80.00%

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	Ben
Last Name	Jones
Professional Qualification	Mechanical engineer
Registration details	MEng (Hons) Mechanical Engineering 1st Class CEng
Business Name	STEENSEN VARMING (AUSTRALIA) PTY LTD
Australian Business Number (ABN)	50001189037

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

Yes

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

Electric HVAC system, Electrified services and appliances, Renewable energy generation and storage

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?

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](#)?*

Yes

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?](#)*

Yes

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
50177	PIA	Alaine Roff

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 RR_ACHAR - Confidential
File Name	Appendix FF_Report on Geotechnical Investigation
File Name	Appendix KK_Preliminary Site Investigation_Part2
File Name	Appendix LL_Remediation Action Plan_Part1
File Name	Appendix M_Architectural Design Report PART 2
File Name	Appendix KK_Preliminary Site Investigation_Part1
File Name	Appendix LL_Remediation Action Plan_Part2
File Name	Appendix II_Flood Impact and Risk Assessment
File Name	Appendix HH Part 1_Integrated Water Management Plan
File Name	Appendix M_Architectural Design Report PART 4
File Name	Appendix SS Part 1_Historical Archaeological Assessment
File Name	Appendix M_Architectural Design Report PART 3
File Name	Appendix GG_Ground and Surface Water Impact Assessment
File Name	Appendix HH Part 2_Civil Package
File Name	Appendix M_Architectural Design Report PART 1
File Name	Appendix RR_ACHAR - Redacted
File Name	Appendix W_Visual Impact Assessment
File Name	Appendix Q_Arboricultural Assessment_Concept
File Name	Appendix N_Landscape Report
File Name	Appendix B_Architectural Plans - Concept Proposal_Part1
File Name	Appendix C_Architectural Plans - Stage 1_Part1
File Name	Appendix R_Arboricultural Assessment_Stage 1
File Name	Appendix TT_Conservation Management Plan
File Name	Appendix AA_Transport and Accessibility Impact Assessment
File Name	SSD-78268465_EIS_Newington College
File Name	Appendix B_Architectural Plans - Concept Proposal_Part2
File Name	Appendix P_Landscape Plans - Concept Proposal
File Name	Appendix C_Architectural Plans - Stage 1_Part2
File Name	Appendix O_Landscape Plans - Stage 1
File Name	Appendix L_Country-Centred Design Framework
File Name	Appendix UU_Heritage Impact Statement
File Name	Appendix J_Survey Plan
File Name	Appendix I_Engagement Outcomes Report
File Name	Appendix CC_Preliminary CTPMP
File Name	Appendix KK_Preliminary Site Investigation_Part3
File Name	Appendix BB_Green Travel Plan
File Name	Appendix WW_Infrastructure Requirements Assessment
File Name	Appendix EE_Noise and Vibration Impact Assessment
File Name	Appendix DD_BDAR Waiver
File Name	Appendix VV_Social Impact Assessment
File Name	Appendix JJ_Flood Emergency Response Plan
File Name	Appendix OO_Aviation Impact Assessment
File Name	Appendix NN_Hazardous Materials Survey
File Name	Appendix SS Part 2_HARDEM
File Name	Appendix K_Preliminary Plan of Management
File Name	Appendix V_Environmental Wind Impact – Desktop Study
File Name	Appendix QQ_Operational Waste Management Plan

File Name	Appendix G_EDC Report - Private & Confidential
File Name	Appendix X_ESD Report
File Name	Appendix T_BCA & Access Capability Statement - Stage 1
File Name	Appendix PP_Demolition & Construction Waste Management Plan
File Name	Appendix S_BCA & Access Statement - Concept
File Name	Appendix H_SDRP Meeting Advice
File Name	Appendix U_Fire Safety Statement
File Name	Appendix Y_Net Zero Statement
File Name	Appendix Z_Embodied Emissions Report - Stage 1
File Name	Appendix D_Statutory Compliance Table
File Name	Appendix F_Mitigation Measures
File Name	Appendix MM_Site Audit Interim Advice
File Name	Appendix E_ Stakeholder Consultation Summary
File Name	Appendix A_SEARs Table
File Name	Appendix G_EDC Report
File Name	Letter from Newington College_Student Numbers
File Name	SubjectSite.shp