



Project Name: Mixed use development with affordable housing at 79-81 Queens Road and 2-8 Spencer Street, Five Dock

Case ID: SSD-78287462

Applicant Details

Project Owner Info

Title	Mr
First Name	Alan
Last name	Chen
Role/Position	Development Manager
Phone	0477258621
Email	alan@develotek.com.au
	PO Box Q294 QVB
Address	Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	DPG PROJECT 37 PTY LTD
ABN	88620541960

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Sarah	Castro
Phone	Email	Role/Position
0466876690	scastro@beamplanning.com.au	Senior Planner

Address

Level 8, 68 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	Mixed use development with affordable housing at 79-81 Queens Road and 2-8 Spencer Street, Five Dock
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD105,955,513.00
Indicative Operation Jobs	27
Indicative Construction Jobs	210
Number of Occupants	300
Number of Dwellings	134
Gross Floor Area (GFA) sqm	14,218
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	27

Description of the Development/Infrastructure
Construction of a mixed-use development, comprising 15% affordable housing across two separate part 5 and part 25 storey buildings with a shared basement and podium.

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	79-81 Queens Road and 2-8 Spencer Road, Five Dock
Site Address (Street number and name)	79-81 Queens Road and 2-8 Spencer Road, Five Dock
Site Co-ordinates - Latitude	-33.869084
Site Co-ordinates - Longitude	151.118

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Canada Bay	Eastern City District	Sydney	

Lot and DP

Lot and DP

Lot 17, 20, 21 and 22 in Section 3 of Lot DP1117, Lot 18 in DP651570 and Lot 1 in DP540151

Site Area

What is the total site area for your development?

Site Area sqm

3,158

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Owners Consent
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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

- Subject to Section 26A of Schedule 1 of the Planning System SEPP, the project is state significant because:
- It is located within the Six Cities Region and the residential component has an EDC greater than \$75 million.
 - It comprises 15% affordable housing.
 - It is permissible.

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, RE1 Public Recreation

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?*

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?*

Yes

Does the application include preliminary engineering drawings of the work to be carried out?*

Yes

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](#)?*

Yes

Does the application include a BASIX certificate or BASIX certificates for the development, issued no earlier than 3 months before the date on which the application is made?*

Yes

Do the architectural drawings included with the application contain such other matters (details of all commitments listed in the BASIX Certificate(s) and associated NatHERS Certificate(s)) as any BASIX certificate for the development requires?*

Yes

Does the application include such other documents (e.g. NatHERS Certificate) as any BASIX certificate for the development requires to accompany the application?*

Yes

Does the application involve the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling?*

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)?*

Yes

Does the application include such other documents (e.g. NatHERS Certificate) as any BASIX certificate for the development requires to accompany the application?*

Yes

Do the architectural drawings included with the application contain such other matters (details of all commitments listed in the BASIX Certificate(s) and associated NatHERS Certificate(s)) as any BASIX certificate for the development requires?*

Yes

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
10257	PIA	Michael Rowe

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

Yes

Attachments

Attachments

File Name	Aerial Context Map
File Name	Appendix K - Architectural Plans Part 2
File Name	Appendix K - Architectural Plans Part 1
File Name	Appendix L - Architectural Design Report Part 1
File Name	Appendix L - Architectural Design Report Part 2
File Name	Appendix KK - Flood Impact and Risk Assessment
File Name	Appendix JJ - Waste Management Plan
File Name	Appendix HH - NatHERS and BASIX Certificate
File Name	Appendix Q - Landscape Plan
File Name	Appendix GG - ESD Technical Memo - Sustainability Bonus
File Name	Appendix MM - Archaeological Technical Report
File Name	Appendix LL - ACHAR (Redacted)
File Name	Appendix H - CHP Letter of Support
File Name	Appendix LL - ACHAR
File Name	Appendix I - Survey Plan
File Name	Appendix M - Connecting with Country Strategy
File Name	Appendix J - Preliminary Plan of Subdivision
File Name	Appendix II - BDAR Waiver
File Name	Appendix N - Endorsed Design Excellence Strategy
File Name	Appendix Z - Geotechnical Investigation
File Name	Appendix U - Visual Impact Assessment
File Name	Appendix R - Landscape Design Report
File Name	Appendix BB - Acid Sulfate Soils Assessment Report
File Name	Appendix CC - Acid Sulfate Soils Management Plan
File Name	Appendix G - Engagement Outcomes Report
File Name	Appendix V - Transport Impact Assessment
File Name	Appendix Y - Stormwater Management and Civil Plans
File Name	Appendix W - Noise and Vibration Impact Assessment
File Name	Appendix DD - Detailed Site Investigation
File Name	Appendix QQ - Property Valuation of 10-12 Spencer Street
File Name	Environmental Impact Statement
File Name	Appendix AA - Dewatering Management Plan
File Name	Appendix EE - Remediation Action Plan
File Name	Appendix S - Arboricultural Impact Assessment
File Name	Appendix E - Clause 4.6 Variation Report Building Height
File Name	Appendix PP - Infrastructure Delivery, Management Plan
File Name	Appendix O - Design Competition Report
File Name	Appendix T - Qualitative Wind Assessment
File Name	Appendix FF - ESD Report
File Name	Appendix F - Clause 4.6 Variation Report Floor Space Ratio
File Name	Appendix OO - Accessibility Statement
File Name	Appendix X - Integrated Water Cycle Management

File Name	Estimated Development Cost (EDC) Report
File Name	Appendix NN - BCA Statement
File Name	Appendix A - SEARs Compliance Table
File Name	Appendix P - Design Integrity Panel (DIP) Advice
File Name	Appendix C - Mitigation Measures
File Name	Appendix QQ - Evidence of Negotiation
File Name	Appendix B - Statutory Compliance Table
File Name	Appendix D - Community Consultation