



State Significant Development

Date Submitted: 07/05/2026

Project Name: Marlborough House - Mixed use development with infill affordable housing
Case ID: SSD-78545225

Applicant Details

Project Owner Info

Title	Mr.
First Name	Peter
Last name	Kazaglis
Role/Position	Project Director
Phone	0414085559
Email	peter.kazaglis@timeplace.com.au
Address	Suite 3402, 264 George Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	M HOUSE SURRY PTY LTD
ABN	48682483398

Primary Contact Info

Are you the primary contact?

Yes
Title
Ms
First Name
Eliza
Last Name
Scobie
Phone
0282337613
Email
escobie@urbis.com.au
Role/Position
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	Marlborough House - Mixed use development with infill affordable housing
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD180,900,000.00
Indicative Operation Jobs	12
Indicative Construction Jobs	230
Number of Occupants	326
Number of Dwellings	172
Gross Floor Area (GFA) sqm	17,082
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	32

Description of amended development
The proposal is for the adaptive reuse and additions to the existing Marlborough House building for the purposes of an infill affordable housing development.

Description of Changes

Briefly describe the proposed changes to the application
no value

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information	
Site Name	Marlborough House
Site Address (Street number and name)	47-97 Marlborough Street, Surry Hills
Site Co-ordinates - Latitude	-33.889750
Site Co-ordinates - Longitude	151.211

Local Government	District Name	Region Name	Primary Region
City of Sydney	Eastern City District	Sydney	☒

Lot and DP

Lot and DP
Lot 1 in DP225393

Site Area

What is the total site area for your development?
Site Area sqm
3,344

Landowners Consent

Is Landowner's consent required?
Yes
Do you have the written consent of all landowners?
Yes

Attachments

File Name Appendix HH Land 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
As the proposal includes 15% affordable housing, and the development has an estimated development cost (EDC) of more than \$75 million in the Eastern Harbour City, the proposed development is State Significant Development (SSD) pursuant to Section 26A 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 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](#))
Yes

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

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.
no value
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?
NABERS

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	Behrooz
Last Name	Shojaei
Professional Qualification	Engineer
Registration details	NABERS 20199
Business Name	INTEGRATED GROUP SERVICES PTY LTD
Australian Business Number (ABN)	68163019029

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
LED Lighting with smart controls including occupancy sensors, daylight sensors, dimming, and zoned timers compliant with AS1680 and NCC requirements.
Efficient HVAC Systems designed to NCC/NABERS standards, featuring CO?-controlled ventilation, variable speed drives, zoned air conditioning, and Zero ODP refrigerants.
Heat Pump Hot Water Systems to significantly reduce energy demand over conventional systems.
20 kW Rooftop Solar PV System using mono-crystalline panels, generating approximately 22.1 MWh of renewable electricity per annum.
Power Factor Correction units improving power factor to 0.98 or higher, reducing grid demand and energy losses.
Sub-Metering and Monitoring of major systems to identify inefficiencies and track consumption over time.
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

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)?*

Yes

Does the application include a list of the Category 1 fire safety provisions that currently apply to the existing building?*

Yes

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
73066	PIA	Andrew Harvey

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

Yes

Attachments

Attachments

File Name	P0057311_AerialClose_0225
File Name	Appendix TT BASIX Heritage Letter
File Name	Appendix QQ BASIX Certificate & NatHERS Assessment
File Name	Appendix M Architectural Design Report
File Name	Appendix V Landscape Plans
File Name	Appendix JJ Hydrogeological Report
File Name	Appendix Z Ground Water Impact Assessment
File Name	Appendix Y Detailed Site Investigation

File Name	Appendix U CPTED Report
File Name	Appendix LL Environmental Management Plan
File Name	Appendix MM Visual Impact Assessment
File Name	Appendix II Preliminary Public Art Strategy
File Name	Appendix GG Aboricultural Impact Assessment
File Name	Appendix P Noise and Vibration Impact Assessment
File Name	Appendix S Geotechnical Assessment
File Name	Appendix W Stormwater Management Plan
File Name	Appendix T Historical Archaeology Assessment
File Name	Appendix Q ESD Report
File Name	Appendix NN Social Impact Assessment
File Name	Environmental Impact Statement_Marlborough House_07052026
File Name	Appendix B Architectural Plans
File Name	Appendix F Aboriginal Cultural Heritage Assessment
File Name	Appendix F ACHAR PRIVATE
File Name	Appendix G Remediation Action Plan
File Name	Appendix K EDC Confidential - not for public exhibition
File Name	Appendix R Flood Impact Risk Assessment
File Name	Appendix X BCA
File Name	Appendix FF Solar Impact Assessment
File Name	Appendix EE Infrastructure Report
File Name	Appendix KK Engagement Outcomes Report
File Name	Appendix UU HARDEM
File Name	Appendix OO Qualitative Wind Assessment
File Name	Appendix L Clause 4.6 Variation Marlborough House
File Name	Appendix BB Heritage Impact Assessment
File Name	Appendix DD Transport Impact Assessment
File Name	Appendix SS ASIC Extract
File Name	Appendix J BDAR Waiver Letter Determination
File Name	Appendix RR Fire Engineering Statement
File Name	Appendix H Waste Management Plan
File Name	Appendix E Competition Report
File Name	Appendix I Design Excellence Strategy
File Name	Appendix HH Landowners Consent
File Name	Appendix CC Survey Plan
File Name	Reissued Industry Specific SEARs Housing
File Name	Appendix WW Embodied Emissions Materials Form
File Name	Appendix VV Substation Advice Note
File Name	Appendix J BDAR Waiver Letter
File Name	Appendix O Design Integrity Report
File Name	Appendix N Community Housing Provider Letter
File Name	Appendix K EDC
File Name	Appendix C Statutory Compliance Table
File Name	Appendix D Mitigation Measures
File Name	Appendix AA Structural Statement
File Name	Appendix A SEARS Compliance Table