

**Project Name:** Mixed use development with in-fill affordable housing, 164 - 194 William Street, Woolloomooloo

**Case ID:** SSD-80211463

## Applicant Details

### Project Owner Info

Title	Mr
First Name	John
Last name	Fitzgerald
Role/Position	Senior Development Manager
Phone	0421721702
Email	JFitzgerald@rebelproperty.com
Address	Level 8, 123 PITT STREET SYDNEY, New South Wales, 2000, AUS

### Company Info

Are you applying as a company/business?

Yes

Company Name	WILLIAM STREET RESIDENTIAL PTY LTD
ABN	67684567182

### Primary Contact Info

Are you the primary contact?

Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Miss	Sophy	Purton
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0404246634	spurton@urbis.com.au	Associate Director

### Address

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	Mixed use development with in-fill affordable housing, 164 - 194 William Street, Woolloomooloo
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD415,794,759.00
Indicative Operation Jobs	1,208
Indicative Construction Jobs	440
Number of Occupants	0
Number of Dwellings	235
Gross Floor Area (GFA) sqm	33,036
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	58

### Description of amended development

The proponent is seeking to redevelop the site for the purpose of a mixed-use development containing residential, commercial and retail uses as well as a high quality public domain and improved through-site connectivity. Consistent with the Housing SEPP, William Street Residential seeks to redevelop the site as a mixed-use development with 15% affordable housing (to be maintained by a CHP for a minimum of 15 years).

### Description of Changes

Briefly describe the proposed changes to the application

Amalgamation of existing lots and land subdivision to create a single development lot and a separate to for the dedicated VPA land.

- Construction of a mixed-use precinct, comprising 4 buildings ranging in height from 6 storeys to 19 storeys, including:
  - 33,036sqm of gross floor area (GFA), equating to an FSR of 5.16:1.
  - 235 apartments, comprising the following mix:
    - 177 market apartments.
    - 58 affordable housing apartments to be managed by a CHP for 15 years.
- Four levels of basement for 300 residential parking spaces, 13 retail and 17 visitor parking spaces.

## Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	Bayswater SSDA
Site Address (Street number and name)	164-172 and 174-194 William Street, Woolloomooloo
Site Co-ordinates - Latitude	-33.874426
Site Co-ordinates - Longitude	151.22

### Local Government Area

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

### Lot and DP

Lot and DP

Lot 52 DP 1049805 and Lot 1 DP 816050

### Site Area

What is the total site area for your development?

Site Area sqm

6,398

### Landowners Consent

#### Is Landowner's consent required?

Yes

#### Do you have the written consent of all landowners?

Yes

### Attachments

File Name Appendix AAA - Landowners 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 residential component of the proposed works has an estimated CIV greater than \$75,000,000 and accordingly, the proposal is SSD for the purposes of the Planning Systems SEPP.

In addition to CIV, to qualify for the SSDA pathway, the proposal must not be prohibited development. The proposal is permitted with development consent and therefore qualifies as SSD.

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)

## 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

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?

Yes

If Other, provide details

Please refer to the complete Ecologically Sustainable Development report and supporting documentation attached to this application.

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

Green Perch has prepared an ESD Report (Appendix HH), BASIX Certificate (Appendix U), NatHERS Certificate (Appendix V) and the Section J Analysis Report (Appendix II) discuss the sustainability principles incorporated into the proposed development and summarise BASIX and thermal comfort aspects.

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?

The NatHERS Certificate appended to the ESD Report confirms the development achieves a 7.7 thermal performance star rating for its residential dwellings.

## 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	VIDYA
Last Name	GODSE
Professional Qualification	Architect or designer
Registration details	Masters in Architecture and B. Arch.
Business Name	GREENPERCH PTY LTD
Australian Business Number (ABN)	81679640825

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

Please refer to the complete Ecologically Sustainable Development report and supporting documentation attached to this application.

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?

Yes

Provide details

Please refer to the Urban Design Report, Ecologically Sustainable Development report and other supporting documentation attached to this application.

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

No

## Other Requirements - Part 1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?\*

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

## Summarised Amended DA

Amended DA Report

### Attachments

File Name	Appendix Fii - ADG Compliance
File Name	Appendix E- Landscape Drawings
File Name	Appendix B - Architectural Plans
File Name	Appendix Fi - RTS Design Report
File Name	Appendix Fiii - SSSDA Schedule Master
File Name	Appendix Y - BCA RFI Response Letter
File Name	Appendix X - Cross Ventilation RFI Response Letter
File Name	Appendix W - DIP Advice Letter
File Name	Appendix V - Traffic RTS Response Letter
File Name	Appendix U - Flood RTS Response Letter
File Name	Appendix T - DCCEEW Response Letter
File Name	Appendix S - Contamination Site Auditor Statement
File Name	Appendix R - Competitive Design Alternatives Report
File Name	Appendix Q - Updated Operational Waste Management Plan
File Name	Appendix P - Updated ESD Report
File Name	Appendix O - Updated Noise and Vibration Impact Assessment
File Name	Appendix N - Draft Plan of Subdivision
File Name	Appendix M - Easement Plan
File Name	Appendix L - Updated Survey Plan
File Name	Appendix K - Updated Pedestrian Wind Assessment
File Name	Appendix J - Updated Clause 4.6 Variation Report (FSR)
File Name	Appendix I - Updated Clause 4.6 Variation Report (Height)
File Name	Appendix H - RTS Visual Impact Assessment
File Name	Appendix C - RTS Stat Compliance Table
File Name	Appendix G_Updated Community Housing Provider Letter
File Name	Appendix A - RTS Response Table
File Name	Amendment Report and Response to Submissions Report