



**Project Name:** Mixed use development with in-fill affordable housing,138 Maroubra Road, Maroubra  
**Case ID:** SSD-81426710

Applicant Details

Project Owner Info

|               |                                                                                            |
|---------------|--------------------------------------------------------------------------------------------|
| Title         | Mr                                                                                         |
| First Name    | Leigh                                                                                      |
| Last name     | Manser                                                                                     |
| Role/Position | Development Director                                                                       |
| Phone         | 0438741077                                                                                 |
| Email         | leigh@bennelong.com                                                                        |
| Address       | Ground Floor<br>21 Solent Circuit<br>Baulkham Hills ,<br>New South Wales,<br>2153 ,<br>AUS |

Company Info

Are you applying as a company/business?

Yes

|              |                                            |
|--------------|--------------------------------------------|
| Company Name | MAROUBRA PROPERTY DEVELOPMENTS PTY LIMITED |
| ABN          | 35659805786                                |

Primary Contact Info

Are you the primary contact?

Yes

| Title      | First Name                    | Last Name     |
|------------|-------------------------------|---------------|
| Mr         | Jack                          | Freckelton    |
| Phone      | Email                         | Role/Position |
| 0448811666 | jfreckelton@planningandco.com | Urban Planner |

Address

1  
PADSTOW STREET  
ROZELLE, New South Wales 2039  
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,138 Maroubra Road, Maroubra |
| Industry                               | Residential & Commercial                                                          |
| Development Type                       | In-fill Affordable Housing                                                        |
| Estimated Development Cost (excl GST)  | AUD77,600,000.00                                                                  |
| Indicative Operation Jobs              | 20                                                                                |
| Indicative Construction Jobs           | 60                                                                                |
| Number of Occupants                    | 88                                                                                |
| Number of Dwellings                    | 64                                                                                |
| Gross Floor Area (GFA) sqm             | 6,226                                                                             |
| % of In-fill Affordable Housing        | 15                                                                                |
| Number of In-fill Affordable Dwellings | 13                                                                                |

Description of amended development

The proposed development is a mixed-use development comprising a residential flat building including in-fill affordable housing and ground floor retail premises.

Description of Changes

Briefly describe the proposed changes to the application

Design amendments in response to submissions received.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

|                                       |                                      |
|---------------------------------------|--------------------------------------|
| Site Name                             | 138 Maroubra Road, Maroubra          |
| Site Address (Street number and name) | 138 Maroubra Road, Maroubra NSW 2035 |
| Site Co-ordinates - Latitude          | -33.940940                           |
| Site Co-ordinates - Longitude         | 151.237                              |

Local Government Area

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

Lot and DP

Lot and DP

Lot 1 DP506844, Lot 2 DP506844

Site Area

What is the total site area for your development?

Site Area sqm

1,518

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

|           |                                  |
|-----------|----------------------------------|
| File Name | 138 Maroubra_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

The proposed development is state significant pursuant to Schedule 1 s26A of SEPP Planning Systems, as it is development for infill affordable housing per SEPP Housing Ch 2 in the Eastern Harbour City with an EDC for the part of the development that is residential development more than \$75 Million, and which does not involve development prohibited under an EPI applying to the land.

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)

E2 Commercial Centre

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?

No  
List the supporting document(s) that consider these provisions.  
Refer BASIX Certificate, NaTHERS and ESD 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                       | Xiaoean                |
| Last Name                        | Sun                    |
| Professional Qualification       | NABERS assessor        |
| Registration details             | 101556                 |
| Business Name                    | SLR Consulting Pty Ltd |
| Australian Business Number (ABN) | 87123783157            |

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

Refer ESD Report

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?

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](#)?\*

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](#)?\*

Yes

A licence under the [Pipelines Act 1967](#)?\*

No

Summarised Amended DA

Amended DA Report  
Attachments

|           |                                                            |
|-----------|------------------------------------------------------------|
| File Name | Submissions and Amendment Report_138 Maroubra Road_V05     |
| File Name | Appendix G - ESD/BASIX 1370300M_09_BSX-56441_09            |
| File Name | Appendix G - ESD/BASIX 0009267510_20260326161804           |
| File Name | Appendix G - ESD/BASIX 610.31029-R02-v3.2-20260326         |
| File Name | Appendix A - Amended Architectural Drawings                |
| File Name | Appendix A - Amended Architectural Drawings Clouded        |
| File Name | Appendix 2 - Email Correspondence Pac Sq Consolidated      |
| File Name | Appendix F - Amended TIA                                   |
| File Name | Appendix E - Legal Advice                                  |
| File Name | Appendix D - Amended OWMP                                  |
| File Name | Appendix C - Amended Noise and Vibration Impact Assessment |
| File Name | Appendix B - Amended Landscape Drawings 2                  |
| File Name | Appendix B - Amended Landscape Drawings 1                  |
| File Name | Appendix 3 - Substation Staging                            |
| File Name | Appendix 2 - Pacific Square Engagement                     |
| File Name | Appendix 1 - LEC Architectural Drawings                    |

