



State Significant Development

Date Submitted: 24/06/2025

Project Name: New University Campus
Case ID: SSD-83956216

Applicant Details

Project Owner Info

Title	Mr
First Name	Callan
Last name	Salter
Role/Position	Development Manager
Phone	0431083353
Email	CSalter@investa.com.au
Address	Level 30, 420 George Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	INVESTA CUSTODIAN (2) PTY LTD
ABN	22090814645

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	New University Campus
Industry	Education, Health & Safety
Development Type	Educational establishments
Estimated Development Cost (excl GST)	AUD354,219,542.00
Indicative Operation Jobs	870
Indicative Construction Jobs	307
Number of Occupants	5,740
Number of Dwellings	0
Gross Floor Area (GFA) sqm	48,276

Description of the Development/Infrastructure

Adaptive reuse of the existing commercial building including alterations and additions for the purpose of accommodating a tertiary institution (university) on the site.

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	105-153 Miller Street, North Sydney
Site Address (Street number and name)	105-153 Miller Street, North Sydney
Site Co-ordinates - Latitude	-33.838702
Site Co-ordinates - Longitude	151.208

Local Government Area

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

Lot and DP

Lot and DP

Lot 2 in DP 792740

Site Area

What is the total site area for your development?

Site Area sqm

6,640

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name 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 proposal is for the purpose of a new tertiary institution with an EDC of more than \$50 million, and is therefore State Significant Development pursuant to Section 15(3) of Schedule 1 of the Planning Systems SEPP. The Minister for Planning and Public Spaces (or the Minister's delegate) is the consent authority pursuant to Section 4.5(a) of the EP&A Act.

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

Tertiary institutions

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

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.

For further details, please refer to the SSDA ESD Report prepared by Inhabit

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

Green Star Buildings Certification

What star rating or sustainability level will be achieved by the development?

5-star Green Star Buildings v1 rating

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	Lawrence
Last Name	Le
Professional Qualification	NABERS assessor
Registration details	90607
Business Name	INHABIT AUSTRALASIA PTY. LTD.

Australian Business Number (ABN)	77136869942
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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 development will be implementing energy efficient mechanical systems, water heating systems, and appliances to minimize emissions associated with the operational stage of the building life. Furthermore, it will have provisions for the future installation of electric vehicle charging and solar rooftop PV. The development also plans to implement smart sensors in the building to conserve energy when spaces are unoccupied.

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

Yes

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

30.00%

Is the development designed to use recycled materials from the site or elsewhere?

Yes

Provide details

A review of proposed demolished materials was conducted by GXN, and the reuse potential for each material was evaluated. Materials such as ceramics, terracotta, stone, carpet, timber and loose furniture were highlighted as having high reuse potential. In addition, the proposed development plans to retain some of the existing structure. The largest percentage of building elements retained will be the substructure followed by the super structure, where only the steel frame will be retained.

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	Mairead
Last Name	Hogan
Professional Qualification	Mechanical engineer
Registration details	4398853
Business Name	ARUP AUSTRALIA PTY LTD
Australian Business Number (ABN)	76625912665

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

No

Is the development designed to incorporate infrastructure, or space for the infrastructure necessary for the development to not use on-site fossil fuels after 1 January 2035?

Yes

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

Renewable energy generation and storage

What is the estimated annual energy consumption for the building?

0.0 kWh/m²

What is the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions?

0.0 kgCO₂e/m² p.a.

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

Does the application include a list of the Category 1 fire safety provisions that are to apply to the building following its change of use?*

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](#)?*

Yes

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

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	Site Aerial
File Name	Environmental Impact Statement
File Name	EDC Report - Under Separate Cover
File Name	Appendix UU - Engagement Outcomes Report
File Name	Appendix PP - Accessibility Report
File Name	Appendix KK - Social Impact
File Name	Appendix MM1 - Hazmat Report
File Name	Appendix EE - Geotechnical Report
File Name	Appendix DD - Contamination Report
File Name	Appendix GG -Remediaton Action Plan
File Name	Appendix MM2 - Facade Hazmat
File Name	Appendix AA - Arboricultural Impact Assessment
File Name	Appendix LL - ACHAR
File Name	Appendix BB - BDAR Waiver
File Name	Appendix HH - Operational Waste Management Plan
File Name	Appendix RR - Infrastructure and Utilities Report
File Name	Appendix FF - Preliminary LTEMP
File Name	Appendix JJ - CPTED Report
File Name	Appendix OO - BCA Report
File Name	Appendix NN - Structural Report
File Name	Appendix CC - Noise and Vibration Assessment
File Name	Appendix II - Construction Waste Management Plan
File Name	Appendix SS - Aeronautical Impact Assessment
File Name	Appendix QQ - Fire Engineering Letter
File Name	Appendix TT - Construction Management Plan
File Name	Appendix M - Heritage Impact Statement
File Name	Appendix V - Civil Report
File Name	Appendix N - Heritage Interpretation Strategy
File Name	Appendix O - Conservation Management Plan
File Name	Appendix Q - Traffic Impact Assessment
File Name	Appendix W - Flood Impact Risk Assessment Final
File Name	Appendix U - Civil Drawings
File Name	Appendix X - Flood Emergency Response Plan
File Name	Appendix Z - Reflectivity Assessment
File Name	Appendix P - Historical Archaeological Assessment
File Name	Appendix Y - Wind Report
File Name	Appendix R - ESD Report
File Name	Appendix S - Net Zero Statement
File Name	Appendix T - Embodied Emissions Materials Form
File Name	Appendix L - Visual Impact and View Loss Final
File Name	Appendix J - Clause 4.6 Variation Height Final
File Name	Appendix K - Clause 4.6 Miller Street Setback
File Name	Appendix I - Landscape Design Report
File Name	Appendix G - Architectural Design Report_Part3
File Name	Appendix G - Architectural Design Report_Part2
File Name	Appendix G - Architectural Design Report_Part1
File Name	Appendix G - Architectural Design Report_Part4
File Name	Appendix H - Landscape Drawings
File Name	Appendix F - Architectural Plans
File Name	Appendix F - Demolition Plans
File Name	Appendix E - Survey Plan
File Name	Appendix A - SEARs Table Final
File Name	Appendix C - Mitigation Measures
File Name	Appendix D - Community Consultation Table Final
File Name	Appendix B - Statutory Compliance Table Final

