



Project Name: Residential development with in-fill affordable housing - 23-31 Dover Road, Rose Bay
Case ID: SSD-86017721

Applicant Details

Project Owner Info

Title	Mr
First Name	Will
Last name	Charalambous
Role/Position	Senior Development Manager
Phone	0421208336
Email	will.charalambous@fortis.com.au
	Level 5, 30-36 Bay Street
Address	Double Bay , New South Wales, 2028 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	DOVER STREET (ROSE BAY) DEVELOPMENTS PTY. LIMITED
ABN	43684930327

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Eliza	Scobie
Phone	Email	Role/Position
0282337613	escobie@urbis.com.au	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	Residential development with in-fill affordable housing - 23-31 Dover Road, Rose Bay
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD86,571,412.00
Indicative Operation Jobs	2
Indicative Construction Jobs	132
Number of Occupants	130
Number of Dwellings	49
Gross Floor Area (GFA) sqm	7,591
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	11

Description of the Development/Infrastructure

The proposal seeks to demolish all buildings on site and construct an 8-storey residential flat building with a two-level basement. The proposal will include a 15% affordable housing component.

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	23-31 Dover Road, Rose Bay
Site Address (Street number and name)	23-31 Dover Road, Rose Bay
Site Co-ordinates - Latitude	-33.870000
Site Co-ordinates - Longitude	151.27

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Woollahra Municipality	Eastern City District	Sydney		

Lot and DP

Lot and DP

Lots 10/A in DP4244, Lot 11/A in DP4244, Lot 12/A in DP4244, Lot 13 in DP663078 and Lot 1 in DP105598

Site Area

What is the total site area for your development?

Site Area sqm

2,657

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Landowners Consent - 31 Dover Road
File Name	Landowners Consent - 29 Dover Road
File Name	Landowners Consent - 25 Dover Road
File Name	Landowners Consent - 23 Dover Road
File Name	Landowners Consent - 27 Dover Road

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 has an estimated cost of development of more than \$75 million for the residential component, is not prohibited under an EPI applying to the land (residential flat buildings are permitted with consent in the R3 Zone) and will provide at least 10% of the residential component as affordable housing for at least 15 years. Accordingly, it categorised as an SSD pursuant to Section 26A of Schedule 1 of the Planning Systems SEPP.

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)

R3 Medium Density Residential

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?*

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](#)?*

Yes

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	GIS - 23-31 Dover Road
File Name	Appendix Y - Prelim Site Investigation - 23-31 Dover Road
File Name	Appendix V - Landscape Plans - 23-31 Dover Road
File Name	Appendix R - Flooding Assessment - 23-31 Dover Road
File Name	Appendix U - Integrated Water Management - 23-31 Dover Road
File Name	Appendix T - Archaeological Assessment - 23-31 Dover Road
File Name	Appendix S - Geotechnical Report - 23-31 Dover Road
File Name	Appendix Z - Site Hydrogeology Report - 23-31 Dover Road
File Name	Appendix Q - ESD Report - 23-31 Dover Road
File Name	Appendix W - Noise & Vibration Impact - 23-31 Dover Road
File Name	Appendix X - Preliminary CTMP - 23-31 Dover Road
File Name	Appendix M - Design Report - 23-31 Dover Road
File Name	Appendix P - Engagement Report - 23-31 Dover Road
File Name	Appendix N - Dewatering Mangagement Plan - 23-31 Dover Road
File Name	Appendix II - BASIX Report - 23-31 Dover Road
File Name	Appendix L - Clause 4.6 Variation - 23-31 Dover Road
File Name	Appendix J - BDAR Waiver - 23-31 Dover Road
File Name	Appendix K - CHP Letter of Intent - 23-31 Dover Road
File Name	Appendix I - BASIX Certificate - 23-31 Dover Road
File Name	Appendix F - ACHAR (REDACTED) - 23-31 Dover Road
File Name	Appendix G - Acid Sulfate Soils - 23-31 Dover Road
File Name	Appendix H - Arboricultural Impact Assessment - 23-31 Dover
File Name	Appendix HH - Accessibility Assessment - 23-31 Dover Road
File Name	Appendix EE - Visual Impact Assessment - 23-31 Dover Road
File Name	Appendix GG - BCA Assessment Report - 23-31 Dover Road
File Name	Appendix FF - Waste Management Plan - 23-31 Dover Road
File Name	Appendix E - Engagement Summary Table - 23-31 Dover Road
File Name	Appendix B - Architectural Drawings - 23-31 Dover Road
File Name	Appendix DD - TIA - 23-31 Dover Road
File Name	Appendix BB - SoHI - 23-31 Dover Road
File Name	Appendix CC - Survey Plan - 23-31 Dover Road
File Name	Appendix AA - Social Impact Assessment - 23-31 Dover Road
File Name	Appendix D - Mitigation Measures - 23-31 Dover Road
File Name	Appendix C - Statutory Compliance Table - 23-31 Dover Road
File Name	Appendix A - SEARs Requirements - 23-31 Dover Road
File Name	Environmental Impact Statement - 23-31 Dover Road, Rose Bay
File Name	Appendix O - EDC Report Cover Letter - 23-31 Dover Road