



Project Name: Nicholson Street Build-to-Rent
Case ID: SSD-88113706

Applicant Details

Project Owner Info

Title	Mr
First Name	Jordan
Last name	Faeghi
Role/Position	Planning Manager
Phone	0437898661
Email	j.faeghi@coronation.com.au
Address	54-66
	WENTWORTH AVENUE
	SURRY HILLS ,
	New South Wales,
	2010 ,
	AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for St Leonards Property Unit Trust
ABN	16937189558

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Jordan	Faeghi
Phone	Email	Role/Position
0437898661	j.faeghi@coronation.com.au	Planning Manager
Address		
54-66		
WENTWORTH AVENUE		
SURRY HILLS, New South Wales 2010		
AUS		

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Nicholson Street Build-to-Rent
Industry	Residential & Commercial
Development Type	Build to Rent
Estimated Development Cost (excl GST)	AUD183,000,000.00
Indicative Operation Jobs	50
Indicative Construction Jobs	500
Number of Occupants	800
Number of Dwellings	510
Gross Floor Area (GFA) sqm	39,414

Description of the Development/Infrastructure

Construction of a 36-storey Build-to-Rent (BTR) development with basement parking. The proposal also seeks concurrent rezoning to increase the site's maximum height and floor space ratio (FSR) controls.

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	46-50 Nicholson Street
Site Address (Street number and name)	46-52 Nicholson Street and 59-67 Christie Street, St Leonards
Site Co-ordinates - Latitude	-33.824360
Site Co-ordinates - Longitude	151.196

Local Government Area

Local Government	District Name	Region Name	Primary Region
Lane Cove	North District	Sydney	

Lot and DP

Lot and DP
Lot 11/DP
Lot A/ DP334878
Lot CP/ SP54127
Lot 1/ DP949064
Lot B/ DP 334878
Lot 2/ DP528060
Lot 2/ DP945933
Lot 4/ SP18047

Site Area

What is the total site area for your development?

Site Area sqm

2,300

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Owners Consent Letter
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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 SSD under Schedule 1, Section 27 of the Planning Systems SEPP with an EDC greater than \$50 million in Greater Sydney with a tenanted component of 100%. The BTR component will be managed by Coronation's BTR operator Nation.

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 27 - Build-to-rent housing

Type of Project

Residential flat building

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](#))

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?

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
4190	PIA	Tom Goode

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 data Survey
File Name	SSD-88113706 - BTR Operator Letter
File Name	Appendix K_Urban Design Report
File Name	Appendix F_BDAR Waiver Request Report
File Name	Appendix M_NatHERS BASIX Assessment and Plans
File Name	Appendix Q_Detailed Site Investigation
File Name	Appendix V_Ch4 Housing SEPP Assessment
File Name	Appendix X1_VVIA
File Name	Appendix N_Housing Diversity Strategy
File Name	Appendix HH_Civil Drawings
File Name	Appendix X2_VVIA Methodology
File Name	Appendix R_Remedial Action Plan
File Name	Final Nicholson Street BTR_EIS
File Name	Appendix Z_Noise and Vibration Impact Assessment
File Name	Appendix C1_Landscape Design Report
File Name	Appendix B1_Architectural Plans
File Name	Appendix U_Engagement Outcomes Report
File Name	Appendix C2_Landscape Plans
File Name	Appendix J_Transport Impct Assessment
File Name	Appendix EE_Dryland Salinity Acid Sulfate Soil Assessment
File Name	Appendix I_Heritage and Archaeological Report
File Name	Appendix H_Concurrent Rezoning Proposal
File Name	Appendix AA_Integrated Water Management Report
File Name	Appendix Y_Wind Impact Assessment
File Name	Appendix T_Economic Impact Assessment
File Name	Appendix DD_Geotechnical Investigation
File Name	Appendix S_Social Impact Assessment
File Name	Appendix BB_Aviation Report
File Name	Appendix D_ESD Report
File Name	Appendix G_Flood Impact Assessment Report
File Name	Appendix P_ADG Compliance Table
File Name	Appendix GG_Survey Plan
File Name	Appendix L_Statutory Compliance Table
File Name	Appendix CC_Waste Management Plan
File Name	Appendix FF_Proposed Amended LCLEP 2009 Maps
File Name	Appendix O_EDC Report
File Name	Appendix E_BDAR Waiver
File Name	Appendix II_Hydraulic Plans For Information Only
File Name	Appendix W_Mitigation Measures Table
File Name	Appendix A_SEARS & Rezoning Req Compliance Table
File Name	Appendix B2_Architectural Plans