

EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION

Shop top housing at 33 & 37 Herbert Street, St Leonards

Application No	SSD-88511459
Location	33 & 37 Herbert Street, St Leonards
Applicant	Aqualand Projects Pty Ltd
Council Area	Willoughby City Council
Consent Authority	Minister for Planning and Public Spaces

Description of proposal

Shop top housing including:

- Demolition of existing buildings
 - Construction of a total of 413 dwellings including 46 Affordable dwellings managed by a Community Housing Provider for 15 years
 - 2 levels of commercial/retail space
 - 2 basement parking levels for 377 cars.
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Description of concurrent rezoning proposal

Amendment to the *Willoughby Local Environmental Plan 2012*

- Rezone from E4 General Industrial to MU1 Mixed Use
 - Establish maximum height of building at 135m
 - Amend maximum FSR from 1:1 to 7.15:1
 - Establish non-residential FSR of 1:1.
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About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning, Housing and Infrastructure (the Department) has received a State significant development (SSD) application for the abovementioned development which includes a concurrent rezoning proposal. Submissions from the public are now being sought on the matters. The application, environmental impact statement (EIS) and accompanying documents are on exhibition from **Wednesday 27 May 2026** until **Tuesday 23 June 2026**. You can view these documents online at www.planningportal.nsw.gov.au/major-projects.

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of the exhibition period.

To do this, search for this project at www.planningportal.nsw.gov.au/major-projects and click on 'Make a submission'. You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at www.planningportal.nsw.gov.au/major-projects/help including a step-by-step [guide](#) on how to make a

submission. If you require assistance, please contact the Department's customer support team on 1300 305 695.

If you think you'll need help making a submission using the portal, it's a good idea to contact customer support sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition period end date.

You cannot upload a submission on behalf of another person.

Before making your submission: You should read the Department's:

- Disclaimer and declaration at www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration, and
- Privacy statement at www.planning.nsw.gov.au/privacy.

When making a submission you will be required to include:

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the Department's [disclaimer and declaration](#), including confirmation that your submission does not contain offensive, threatening, defamatory or inappropriate content.

Your submission will be published on the NSW Planning Portal in accordance with the Department's privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

The Department may choose to withhold from publication any submission considered offensive, threatening, defamatory or inappropriate.

For more information, including the Department's submissions policy, please go to www.planningportal.nsw.gov.au/major-projects/have-your-say.

For more information about the project: Contact Stephanie Wood on (02) 9274 6550

If you require assistance to use the NSW Planning Portal or you are having difficulty making a submission online, please call the Department's customer support team on 1300 305 695.
