

Project Name: Waterloo Estate (South) Concept
Case ID: SSD-93222706

Applicant Details

Project Owner Info

Title	Ms
First Name	Abbey
Last name	Johnson
Role/Position	Project Director
Phone	0400707178
Email	abbey.johnson@homes.nsw.gov.au
Address	Level 6, 6 Parramatta Square 12 Darcy Street Parramatta , New South Wales, 2150 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	New South Wales Land and Housing Corporation
ABN	24960729253

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Ashleigh	Ryan
Phone	Email	Role/Position
0402344023	aryan@beamplanning.com.au	Director Planning

Address

7.01, 60 Carrington Street
Sydney, New South Wales 2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Waterloo Estate (South) Concept
Industry	Residential & Commercial
Development Type	Residential
Estimated Development Cost (excl GST)	AUD2,231,118,316.00
Indicative Operation Jobs	600
Indicative Construction Jobs	1,781
Number of Occupants	7,000
Number of Dwellings	3,300
Number of Apartments	3,300
Number of Rooms	5,650
Gross Floor Area (GFA) sqm	282,485

Description of the Development/Infrastructure

This concept SSDA seeks consent for maximum building envelopes, distribution of GFA, indicative allocation of residential and non-residential uses, public domain outcomes, and infrastructure delivery parameters and will inform the future detailed applications undertaken for the site. The concept SSDA does not seek consent for any physical works on the site. Concurrent with the lodgement of the SSDA, the concept SSDA is supported by a State-Assessed Rezoning Proposal.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

Yes

Would this application also include the first stage of the project?

No

Site Details

Site Information

Site Name	Waterloo Estate (South)
Site Address (Street number and name)	6 John Street, 97-109 Cooper Street, 209-219, 229-231 & 247-251 Cope Street, 238-246, 248-254, 331-337 & 339-341 George Street, 232 & 250 Pitt Street and 74-76 Wellington Street, Waterloo
Site Co-ordinates - Latitude	-33.898447
Site Co-ordinates - Longitude	151.202

Local Government Area

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

Lot and DP

Lot and DP

Lot 1 DP 217386 , Lot 1 DP 225159 , Lot 1 DP 225159 , Lot 1 DP 533762 , Lot A DP 105916, Lot B DP 105916, Lot C DP 105916, Lot 14 DP 10721, Lot 11 DP 635663, Lot 10 DP 635663 , Lot 1 DP 224728 , Lot 3 DP 533680 , Lot 1 DP 533679

Lot 1 DP 77168 , Lot 313 DP 606576 , Lot 3 DP 217386

Site Area

What is the total site area for your development?

Site Area sqm

114,822

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name Landowners Consent - Homes NSW

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 concept development is categorised as SSDA as per Section 26, Schedule 1 of State Environmental Planning Policy Planning Systems 2021 (Planning Systems SEPP) as the project includes housing development carried out by or on behalf of the NSW Land and Housing Corporation, with an estimated development cost (EDC) of more than \$30 million.

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 26 - Housing development carried out by public authorities

Permissibility of Proposal

Permissible with consent

HDA EOI Number

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E1 Local Centre, MU1 Mixed Use, SP2 Infrastructure, RE1 Public Recreation

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?

Yes

If Other, provide details

As this is a concept SSDA and the detailed design is not yet completed, there is no requirement to submit an assessed response to the Sustainable Buildings SEPP at this stage.

List the supporting document(s) that consider these provisions.

Appendix FF- 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	N/A Concept SSDA
Last Name	N/A Concept SSDA
Professional Qualification	Architect or designer
Registration details	N/A Concept SSDA
Business Name	BEAM PLANNING PTY LTD
Australian Business Number (ABN)	78674643095

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

See Appendix FF

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 - Part 1

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](#)?*

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](#)?*

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](#)?*

Yes

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

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number

59156

Accredited Organisation

PIA

REAP Name

Ashleigh Ryan

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
File Name	NABERs Embodied Emissions
File Name	Appendix U - Stormwater Management Plan
File Name	Appendix S - DSI incl. Review of ORAP
File Name	Appendix T - Remediation Action Plan
File Name	Appendix Z - Infrastructure Delivery and Staging Plan
File Name	Appendix Y - ACHAR (not for public exhibition)
File Name	Waterloo South Concept Environmental Impact Statement
File Name	Appendix W - Archaeological Technical Report
File Name	Appendix X - Statement of Heritage Impact
File Name	Appendix Q - Arboricultural Impact Assessment
File Name	Appendix V - Historical Archaeological Assessment
File Name	Appendix R - BDAR Waiver
File Name	Appendix Y - ACHAR Assessment Report - For Lodgement
File Name	Appendix P - Visual Impact Assessment
File Name	Appendix L - Preliminary Public Art Plan
File Name	Appendix KK - Attach C - Connecting with Country Framework
File Name	Appendix KK - Attach B - Revised Design Guide
File Name	Appendix M - Engagement Outcomes Report
File Name	Appendix O - Environmental Wind Report
File Name	Appendix K - CPTED Assessment
File Name	Appendix KK - Rezoning Report
File Name	Appendix KK - Attach D - Retail Market Demand Assessment
File Name	EDC Report
File Name	Appendix KK - Attach A - Draft LEP Maps
File Name	Appendix N - Design Excellence Strategy
File Name	Appendix J - Public Domain and Landscape Report
File Name	Appendix F - Urban Design Report Appendices
File Name	Appendix F - Urban Design Report
File Name	Appendix I - Designing with Country Report
File Name	Appendix G - Survey Plan
File Name	Appendix JJ - Concept Envelope Plans
File Name	Appendix GG - Aviation Impact Assessment
File Name	Appendix FF - ESD Report
File Name	Appendix HH - Accessibility Assessment
File Name	Appendix H - Draft Subdivision Plans
File Name	Appendix II - EDC Summary Letter
File Name	Appendix AA - Flood Impact and Risk Assessment
File Name	Appendix CC - Transport Impact Assessment
File Name	Appendix DD - Waste Management Plan
File Name	Appendix BB - Preliminary Noise Vibration Impact Assessment
File Name	Appendix EE Social Impact Assessment
File Name	Appendix EE - Social Impact Management Plan
File Name	Appendix E - Assessment against Waterloo South Design Guide
File Name	Appendix C - Mitigation and Management Measures
File Name	Appendix D - Community Consultation Table
File Name	Appendix B - Statutory Compliance Table
File Name	Appendix A - SEARs Compliance Table