



Project Name: Mixed Use Residential Development 32-42 Cooper Street, Strathfield
Case ID: SSD-94765473

Applicant Details

Project Owner Info

Title	Mrs
First Name	Marian
Last name	Butrous
Role/Position	Development Project Manager
Phone	0292999900
Email	MarianB@omaya.com.au
Address	Suite 2.03, Level 2 8 Australia Ave Olympic Park , New South Wales, 2150 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	STRATHFIELD TRIANGLE PROJECTS PTY LTD
ABN	84662159828

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Emily	Jacobsson
Phone	Email	Role/Position
0415495937	emily@thinkplanners.com.au	Town Planner

Address

Mays Hill Gatehouse
Great Western Highway, Po Box 287
parramatta, New South Wales 2150
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Mixed Use Residential Development 32-42 Cooper Street, Strathfield
Industry	Residential & Commercial
Development Type	Residential
Estimated Development Cost (excl GST)	AUD61,000,000.00
Indicative Operation Jobs	20
Indicative Construction Jobs	275
Number of Occupants	500
Number of Dwellings	215
Number of Apartments	215
Number of Rooms	215
Gross Floor Area (GFA) sqm	17,751

Description of the Development/Infrastructure

Construction of Residential Flat Building within the Homebush Accelerated TOD Precinct.

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	32-42 Cooper Street, Strathfield
Site Address (Street number and name)	32-42 Cooper Street, Strathfield
Site Co-ordinates - Latitude	-33.866917
Site Co-ordinates - Longitude	151.091

Local Government Area

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

Lot and DP

Lot and DP

Lot 1 in DP308844

Lot 2 in DP308844

Lot 3 in DP308844

Lot 4/DP308844

Lot 5/DP308844

Lot 6/DP308844

Site Area

What is the total site area for your development?

Site Area sqm

31,162

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

No

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

This site is located in an area identified in schedule 2 of State Environmental Planning Policy (Planning Systems) 2021 State Significant development as being State Significant Development Application under clause 19.

The development is consistent with this clause as it is located in the Homebush Accelerated Transport Oriented Development Precinct and has a development cost greater than \$60 million.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 2: SSD - Specified Sites (Planning Systems SEPP 2021)

Schedule 2: SSD - Specified Sites

Section under selected Schedule

Section 19 - Development in Accelerated TOD Precincts

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)

R4 High 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](#))

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?

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?

No

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?

No

The minimisation of the consumption of potable water?

No

Other?

No

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

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	-
Last Name	-
Professional Qualification	Architect or designer
Registration details	-
Business Name	Aspire
Australian Business Number (ABN)	61139633191

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

-

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 - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?*

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?*

Yes

Does the application include preliminary engineering drawings of the work to be carried out?*

Yes

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](#)?*

Yes

Does the application include a BASIX certificate or BASIX certificates for the development, issued no earlier than 3 months before the date on which the application is made?*

Yes

Do the architectural drawings included with the application contain such other matters (details of all commitments listed in the BASIX Certificate(s) and associated NatHERS Certificate(s)) as any BASIX certificate for the development requires?*

Yes

Does the application include such other documents (e.g. NatHERS Certificate) as any BASIX certificate for the development requires to accompany the application?*

Yes

Does the application involve the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling?*

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)?*

Yes

Does the application include such other documents (e.g. NatHERS Certificate) as any BASIX certificate for the development requires to accompany the application?*

Yes

Do the architectural drawings included with the application contain such other matters (details of all commitments listed in the BASIX Certificate(s) and associated NatHERS Certificate(s)) as any BASIX certificate for the development requires?*

Yes

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](#)?*

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](#)?*

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
82312	PIA	Adam Byrnes

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Appendix 4_Architectural Drawings
File Name	Appendix 26A BASIX_Stamped Plans
File Name	Appendix 26B Thermal Markups
File Name	Appendix 29 SIA
File Name	Appendix 28 CPTED
File Name	Appendix 30Infrastructure Delivery Management
File Name	Appendix 26B NatHERs Report
File Name	Appendix 26B NatHERs_Certificate
File Name	Appendix 23A Integrated Water Management Rerpot
File Name	Appendix 23B Strathefield Stormwater Concept Plan
File Name	Appendix 24 Stakeholder Engagement Report
File Name	Appendix 25 ESD Report
File Name	Appendix 26A BASIX Certificate
File Name	Appendix 19 CConnecting with Country Report
File Name	Appendix 20 Historical Archaeological Assessment
File Name	Appendix 21 Cooper St - BDAR waiver letter
File Name	Appendix 21 BDAR waiver Determination letter
File Name	Appendix 22 Waste Management Plan
File Name	Appendix 19Connecting with Country
File Name	Appendix 18 Arbooriginal Cultural Heritage Assessment
File Name	Appendix 17 SOHI
File Name	Appendix 15 BCA Compliance
File Name	Appendix 13 Geotechnical Report
File Name	Appendix 16 Accessibility Report
File Name	Appendix 12 Preliminary Site Investigation
File Name	Appendix 9A Transport Impact Assessment
File Name	Appendix 9B Green Travel Plan
File Name	Appendix 9C CTPMP
File Name	Appendix 10 Pedestrian Wind Assessment
File Name	Appendix 11 Noise and Vibration Impact Assessment
File Name	Appendix 8 Flood Impact and Risk Assessment
File Name	Appendix 7BLandscaping Design Report
File Name	Appendix 7 Landscape Drawings
File Name	1b. Clause 4.6 - Unit Mix
File Name	Appendix 1B Relevant SEPPs
File Name	Appendix 1A Key Legislation
File Name	Appendix 1C Compliance Table City of Canada Bay LEP
File Name	26 03 03 - 32-42 Cooper St - Clause 4.6 - Height
File Name	Appendix 1B_ Relevant SEPPs
File Name	Appendix 1E_Stakeholder and Community Engagement Table
File Name	Appendix 1C_ Compliance Table City of Canada Bay LEP
File Name	Final EIS
File Name	Appendix 14 Hazardous Materials Assessment
File Name	Appendix 1G_Valuation Report
File Name	Appendix 1G Valuation Report
File Name	Appendix 3 EDC Report
File Name	Appendix 2 SEARS Compliance Table
File Name	Appendix 1D ADG Compliance Table
File Name	Appendix 1F Mitigation Measures table
File Name	Appendix 1E Stakeholder and Community Engagement Table