



Project Name: Swan & Polo Housing Quarter - Revesby
Case ID: PDA-100137706

Proponent Details

Project Owner Info

Title	Mr
First Name	Matthew
Last name	Daniel
Role/Position	Director
Phone	0404007700
Email	mdaniel@pacificplanning.com.au
Address	Level G 16 Leavesden Place SYLVANIA , New South Wales, 2224 , AUS

Company Info

Are you applying as a company/business?

Yes	
Company Name	PACIFIC PLANNING PTY LIMITED
ABN	88610562760

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Matthew	Daniel
Phone	Email	Role/Position
0404007700	mdaniel@pacificplanning.com.au	Director

Address

Level G
16 Leavesden Place
SYLVANIA, New South Wales 2224
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Swan & Polo Housing Quarter - Revesby
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD151,250,000.00
Indicative Operation Jobs	5
Indicative Construction Jobs	795
Number of Occupants	600
Number of Dwellings	300
Gross Floor Area (GFA) sqm	28,000
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	50

Description of the Development/Infrastructure

Demolition of existing improvements and construction of a medium to high density, mixed-use residential development on land bounded by Swan Street, Polo Street and Conroy Lane, Revesby. The proposal will comprise approximately 275–335 apartments (including an affordable housing and build-to-rent component) in 12–18 storey residential flat buildings, with ground community uses, basement and podium parking, communal open space, new public domain works and the widening and upgrade of Conroy Lane.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Swan & Polo Housing Quarter - Revesby
Site Address (Street number and name)	Land bounded by Swan Street, Polo Street and Conroy Lane, Revesby NSW 2212.
Site Co-ordinates - Latitude	-33.950062
Site Co-ordinates - Longitude	151.013

Local Government Area

Local Government	District Name	Region Name	Primary Region
Canterbury-Bankstown	South District	Sydney	☒

Lot and DP

Lot and DP
DP 16827 Lots 18-29

Site Area

What is the total site area for your development?
Site Area sqm
6,710

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

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

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The site is zoned R4 High Density Residential under CBLEP 2023, where residential flat buildings are permitted with consent. The proposal is consistent with the intended R4 use and will be further enabled by a site-specific LEP amendment. It will also be assessed under the Housing SEPP provisions for in-fill affordable housing on R4 land.

HDA EOI Number

231068

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
R4 High Density Residential

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Environmental Planning and Assessment Act 1979; Environmental Planning and Assessment Regulation 2021; State Environmental Planning Policy (Planning Systems) 2021; State Environmental Planning Policy (Housing) 2021; State Environmental Planning Policy (Transport and Infrastructure) 2021; State Environmental Planning Policy (Resilience and Hazards) 2021; State Environmental Planning Policy (Sustainable Buildings) 2023; Canterbury-Bankstown Local Environmental Plan 2023; Biodiversity Conservation Act 2016; National Parks and Wildlife Act 1974; Heritage Act 1977; Protection of the Environment Operations Act 1997; Water Management Act 2000; Roads Act 1993.

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

There are no existing development consents, concept plan approvals or planning agreements affecting the site that are relevant to this proposal

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

The proposal comprises residential flat buildings and associated mixed-use works on R4-zoned, fully urbanised land and does not fall within any of the designated development categories in Schedule 3 of the Environmental Planning and Assessment Regulation 2021. The project is not hazardous, offensive or waste-related development, does not involve extractive industry or intensive agriculture, is not located on environmentally sensitive land, and does not exceed any relevant designated development thresholds. It is therefore not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), 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

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](#)?*

Yes

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

No

Attachments

File Name	201125 Swan & Polo Revesby consent note
File Name	201124 Swan & Polo Sts Revesby SSD Scoping Report v1.2
File Name	Economic and Social Report for Scoping Report Revesby FINAL
File Name	Revesby Planning Proposal _ Site Plan