



Project Name: Mixed Use RFB Development at 167 Hume Highway
Case ID: PDA-110712239

Proponent Details

Project Owner Info

Title	Mr
First Name	Warren
Last name	Duarte
Role/Position	Development Manager
Phone	0450062099
Email	warren@iriscapital.com.au
	GPO Box 5479
Address	Sydney , New South Wales, 2001 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	IRIS CAPITAL GROUP PTY LTD
ABN	85630423504

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Patch	Planning
Phone	Email	Role/Position
0401699336	info@patchplanning.com.au	Planner

Address

223 Liverpool Street
Patch Planning Level 3
Darlinghurst, New South Wales 2010
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Mixed Use RFB Development at 167 Hume Highway
Industry	Residential & Commercial
Development Type	Residential & Commercial (Mixed use)
Estimated Development Cost (excl GST)	AUD270,000,000.00
Indicative Operation Jobs	640
Indicative Construction Jobs	1,200
Number of Occupants	1,000
Number of Dwellings	322
Gross Floor Area (GFA) sqm	35,478
Net Lettable Area (NLA) sqm	6,362

Description of the Development/Infrastructure

The proposed development involves the demolition of the existing pub and hardstand area and for the construction of a 12-storey shop top housing development, including the reinstatement of the Palms Hotel.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	The Palms Hotel
Site Address (Street number and name)	167 Hume Highway, Chullora
Site Co-ordinates - Latitude	-33.896756
Site Co-ordinates - Longitude	151.051

Local Government Area

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

Lot and DP

Lot and DP
Lot 402 of DP 631754

Site Area

What is the total site area for your development?
Site Area sqm
11,754

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 E3 Productivity Support and RE1 Public Recreation, pursuant to the CBLEP 2023. Hotel or motel accommodation is permissible with consent in the E3 zone. It is also identified as “APU 18” and “APU 34” on the Additional Permitted Uses Map of the CBLEP 2023. In accordance with these additional permitted uses, the development of land zoned E3 for serviced apartments or residential flat buildings that form part of a mixed-use development is permissible with consent.

HDA EOI Number

275126

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)
E3 Productivity Support, RE1 Public Recreation

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
- Canterbury-Bankstown Local Environmental Plan 2023
- Environment Protection and Biodiversity Conservation Act 1999
- Biodiversity Conservation Act 2016
- National Parks and Wildlife Act 1974
- Roads Act 1993
- Water Management Act 2000
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Transport and Infrastructure) 2021

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

Would the project vary any development standard?

Yes

Describe the nature of variation.

The subject site offers significant development potential for new housing. The development proposed under EOI 275126, endorsed by the HDA on 16 September 2025 and declared as SSD on 24 September 2025, sought to revise the prescribed height limit to 63m and the FSR control to 3.2:1. In light of subsequent advice received from the HDA team, the proposed development has been amended. The proposal now seeks to amend the prescribed height limit to 46m and prescribed FSR control to 3.1:1 under the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023).

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.

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](#)?*

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

Attachments

File Name	Scoping Letter - 167 Hume Highway, Chullora
File Name	A1 - Concept Architectural Plans
File Name	A2 - Desktop Aboriginal Due Dilligence Report