



Project Name: Residential development
Case ID: PDA-118764488

Proponent Details

Project Owner Info

Title	Mr
First Name	Matthew
Last name	Nesbitt
Role/Position	General Manager
Phone	0292333319
Email	matthew@luxcon.com.au
Address	SUITE 304 NEW SOUTH HEAD ROAD DOUBLE BAY , New South Wales, 2028 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	LUXCON GROUP PTY LIMITED
ABN	90106180607

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Willowtree	Planning
Phone	Email	Role/Position
0299296974	nswplanning@willowtp.com.au	

Address

AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Residential development
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD79,390,753.00
Indicative Operation Jobs	10
Indicative Construction Jobs	260
Number of Occupants	77
Number of Dwellings	23
Gross Floor Area (GFA) sqm	3,637
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	5

Description of the Development/Infrastructure

The proposed development seeks consent for the demolition of existing structures and construction of a residential flat building development with 23 dwellings, communal open space, associated landscaping and car parking in basement levels in accordance with the Housing SEPP provisions for Infill Affordable Housing and LMR housing.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	10-12 Victoria Parade, Manly
Site Address (Street number and name)	10-12 Victoria Parade, Manly
Site Co-ordinates - Latitude	-33.800324225239684
Site Co-ordinates - Longitude	151.287

Local Government Area

Local Government	District Name	Region Name	Primary Region
Northern Beaches	North District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

LOT B DP33768

LOT C DP33768

Site Area

What is the total site area for your development?

Site Area sqm

1,272

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?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibility of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The site provides housing in an accessible location under Chapter 6 of the Housing SEPP. In addition, the proposal benefits from the provisions of the infill affordable housing bonus under Chapter 2 of the Housing SEPP. The proposal is permissible with consent in the R3 Medium density residential zone, pursuant to the Manly Local Environmental Plan 2013

HDA EOI Number

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)

R3 Medium Density Residential

Statutory Context 2

Legislation and EPIs

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

Manly LEP 2013

Housing SEPP

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?

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.

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](#)?

No

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

No

Attachments

File Name	_260429_Updated Architectural Set
File Name	SEARs Request 10-12 Victoria Parade, Manly 30.4.26
File Name	Site Context