



Project Name: Seniors Housing at 1a & 1-7 Carlotta Ave, Gordon
Case ID: PDA-129284738

Proponent Details

Project Owner Info

Title	Ms
First Name	Carolyn
Last name	Yeow
Role/Position	Development Manager
Phone	0402358534
Email	cyeow@uniting.org
Address	100 WALKER STREET NORTH SYDNEY , New South Wales, 2060 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	UNITING (NSW.ACT)
ABN	78722539923

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Cameron	Gray
Phone	Email	Role/Position
0477003429	cgray@willowtp.com.au	consultant

Address

100
WALKER STREET
NORTH SYDNEY, New South Wales 2060
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Seniors Housing at 1a & 1-7 Carlotta Ave, Gordon
Industry	Residential & Commercial
Development Type	Seniors Housing
Estimated Development Cost (excl GST)	AUD445,602,300.00
Indicative Operation Jobs	50
Indicative Construction Jobs	50
Number of Occupants	325
Number of Dwellings	325
Gross Floor Area (GFA) sqm	36,000

Description of the Development/Infrastructure

The proposal involves the construction of a seniors housing development comprising a Residential Aged Care facility (RAC) and Independent Living Units (ILUs), including a component of affordable housing, located at 1A and 1-7 Carlotta Avenue, Gordon legally described as Lot 1 & 2 DP1116826.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Uniting Gordon
Site Address (Street number and name)	1A and 1-7 Carlotta Avenue, Gordon
Site Co-ordinates - Latitude	-33.750667
Site Co-ordinates - Longitude	151.149

Local Government Area

Local Government	District Name	Region Name	Primary Region
Ku-ring-gai	North District	Sydney	☒

Lot and DP

Lot and DP
Lot 1 & 2 DP1116826

Site Area

What is the total site area for your development?
Site Area sqm
16,106

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

Partly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

The Site is zoned R4 High Density Residential which is a prescribed zone under Part 5, Division 1, Clause 79 of the Housing SEPP. Clause 81 states that development for the purpose of seniors housing may be carried out by any person with consent on land to which that Part applies. As such the proposed development is permissible with consent subject to the provision of the Housing SEPP.

HDA EOI Number

290553

Are you proposing to rezone any land as part of your application?

Yes

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.

- Environment Protection and Biodiversity Conservation Act 1999
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Protection of the Environment Operations Act 1997
- Biodiversity Conservation Act 2016
- Water Management Act 2000
- 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
- Apartment Design Guide and Seniors Housing Design Guide

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](#)?*

Yes

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

No

Attachments

File Name	Appendix 1 - Preliminary Architectural Plans
File Name	Industry Specific SEARs Request
File Name	Appendix 2 - Cost Plan