



Project Name: Seniors Housing
Case ID: PDA-134930989

Proponent Details

Project Owner Info

Title	Mr
First Name	Benjamin
Last name	Black
Role/Position	Director
Phone	0426990110
Email	ben@avenueplanning.com.au
	PO Box 305
Address	Cronulla , New South Wales, 2230 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	AVENUE PLANNING PTY LTD
ABN	35653740857

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Benjamin	Black
Phone	Email	Role/Position
0426990110	ben@avenueplanning.com.au	Administrator

Address

PO Box 305
Cronulla, New South Wales 2230
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
Industry	Residential & Commercial
Development Type	Seniors Housing
Estimated Development Cost (excl GST)	AUD81,391,131.00
Indicative Operation Jobs	50
Indicative Construction Jobs	100
Number of Occupants	139
Number of Dwellings	101
Gross Floor Area (GFA) sqm	8,512

Description of the Development/Infrastructure

Seniors Housing development comprising a Residential Aged Care Facility and Independent Living Units, including affordable rental housing.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	AVACS Yagoona
Site Address (Street number and name)	283-289 Cooper Road and 2 Palomar Parade, Yagoona NSW 2199
Site Co-ordinates - Latitude	-33.905373
Site Co-ordinates - Longitude	151.025

Local Government Area

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

Lot and DP

Lot and DP
Lot 2, DP337352
Lot 1, DP337352
Lot 9, DP12360
Lot 10, DP12360
Lot 12, DP12360

Site Area

What is the total site area for your development?
Site Area sqm
3,947

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

SEPP (Housing) 2021
Canterbury Bankstown LEP 2023

HDA EOI Number

308203

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.

SEPP (Housing) 2021
SEPP (Planning Systems) 2021
Canterbury Bankstown LEP 2023

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.

Building Height - permitted under the Housing SEPP = 16.8m, proposed is 26.4m, being a 60.7% increase.
Floor Space Ratio - permitted under the Housing SEPP = 1.25:1, proposed is 2.16:1, being a 72.8% increase.

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?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

Yes

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

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	Permissibility confirmation
File Name	Site map