



Pre-Development Application

Date Submitted: 05/09/2024

Project Name: Forest Lodge Integrated Seniors Living  
Case ID: PDA-74906961

Proponent Details

Project Owner Info

Title	Mr
First Name	Jim
Last name	McBirmie
Role/Position	Development Director
Phone	0409782764
Email	jimm@corioprojects.com.au
Address	22-24 Junction Street  Forest Lodge , New South Wales, 2037 , AUS

Company Info

Are you applying as a company/business?  
Yes

Company Name	CORIO PROJECTS PTY LTD
ABN	64651267604

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Genevieve	Hastwell
Phone	Email	Role/Position
0499888691	ghastwell@willowtp.com.au	Senior Planner

Address

Suite 204, Level 2  
165 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?  
No

Project Info

Project Name	Forest Lodge Integrated Seniors Living
Industry	Residential & Commercial
Development Type	Seniors Housing
Estimated Development Cost (excl GST)	AUD80,290,876.00
Indicative Operation Jobs	0
Indicative Construction Jobs	0
Number of Occupants	181
Number of Dwellings	71
Gross Floor Area (GFA) sqm	11,808

Description of the Development/Infrastructure

Construction of a single building, integrated with and expanding the existing mid-century building located in the centre of the site on Junction Street. The proposed 5-storey building will include 71 ILUs, a residential care facility and parking. The site layout includes two through-site links and an open space area to the rear of the building, effectively expanding the existing Larkin Reserve.

Concept Development

Are you intending to submit a concept or staged application?


No

Site Details

Site Information

Site Name	2-32 Junction Street Forest Lodge
Site Address (Street number and name)	2-32 Junction Street Forest Lodge
Site Co-ordinates - Latitude	-33.884190
Site Co-ordinates - Longitude	151.181

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Sydney	Eastern City District	Sydney	

Lot and DP


Lot and DP  
Lot A DP 439209  
Lot B DP 439209  
Lot C DP 439209  
Lot 1 DP 1092420  
Lot 1 DP 1035720  
Lot 1 DP 613650  
Lot 1 DP 584394  
Lot B DP 87371  
Lot 1 DP 575200

Site Area

What is the total site area for your development?

Site Area sqm  
4,824

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](#)

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

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

Section under selected Schedule

Section 28 - Seniors Housing

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Seniors housing is permitted with consent in the MU1 Mixed Use zone under the Sydney LEP 2012.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

Yes

Attachments

File Name	Request for SEARs_Forest Lodge ISL 22.08.24
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Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

MU1 Mixed Use

Statutory Context 2

Legislation and EPIs

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

State Planning:

- ? Environmental Planning and Assessment Act 1979
- ? Water Management Act 2000

- ? Biodiversity Conservation Act 2016
- ? Environmental Planning and Assessment Act 1979
- ? Environmental Planning and Assessment Regulation 2021
- ? State Environmental Planning Policy (Housing) 2021
- ? State Environmental Planning Policy (Planning Systems) 2021
- ? State Environmental Planning Policy (Biodiversity and Conservation) 2021
- ? State Environmental Planning Policy (Resilience and Hazards) 2021
- ? State Environmental Planning Policy (Transport and Infrastructure) 2021
- ? State Environmental Planning Policy (Industry and Employment) 2021
- ? State Environmental Planning Policy (Sustainable Buildings) 2022.

Local Planning:

- ? Sydney Local Environmental Plan 2012 - includes a site specific clause
- ? Sydney Development Control Plan 2015.

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

Planning Proposal PP-2020-450

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	Request for SEARs _Forest Lodge ISL 22.08.24
File Name	Appendix 2_EDC
File Name	Appendix 1_Preliminary architectural plans