



## Pre-Development Application

Date Submitted: 10/04/2025

Project Name: Broadlands South West Rocks  
Case ID: PDA-82242211

### Proponent Details

#### Project Owner Info

Title	Mr
First Name	Jim
Last name	McBirnie
Role/Position	Development Director
Phone	0409782764
Email	jim.mcbirnie@coriodevelopments.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	SOUTH WEST LIVING PTY LTD
ABN	83634649362

#### Primary Contact Info

Are you the primary contact?

Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Miss	Abbie	Cogill
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0400878696	acogill@willowtp.com.au	Town Planner

#### Address

Suite 1, Level 10  
56 Berry 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	Broadlands South West Rocks
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD30,248,000.00
Indicative Operation Jobs	1
Indicative Construction Jobs	1
Number of Occupants	1
Number of Dwellings	101
Gross Floor Area (GFA) sqm	1,172
% of In-fill Affordable Housing	0
Number of In-fill Affordable Dwellings	1

#### Description of the Development/Infrastructure

The proposal will seek development consent for the construction and operation of a Land Lease Community Estate for over 50's comprising 101 dwelling sites, community facilities for residents and associated infrastructure and amenities.

## Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	Broadlands South West Rocks
Site Address (Street number and name)	286-310 Gregory Street, South West Rocks
Site Co-ordinates - Latitude	-30.910209
Site Co-ordinates - Longitude	153.045

### Local Government Area

Local Government	District Name	Region Name	Primary Region
Kempsey Shire		North Coast	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

Lot 3 DP801467

### Site Area

What is the total site area for your development?

Site Area sqm

41,600

## 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

### Permissibility of Proposal

Permissible with consent

### Describe the permissibility of the proposal under relevant environmental planning instruments

The subject site is located within the R1 General Residential and the R3 Medium Density Residential zones under the KLEP2013. The proposal would comprise 101 detached dwellings on one (1) lot of land and therefore meets the definition of multi dwelling housing. Development for the purpose of multi dwelling housing is permissible with consent within the R1 General Residential and the R3 Medium Density Residential zones under the KLEP2013.

### 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)

R1 General Residential, R3 Medium Density Residential

## 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

? Environmental Planning and Assessment Regulation 2021

? Biodiversity Conservation Act 2016

? Rural Fires Act 1997

? Water Management Act 2000

? State Environmental Planning Policy (Resilience and Hazards) 2021

? State Environmental Planning Policy (Housing) 2021

? State Environmental Planning Policy (Transport and Infrastructure) 2021

? State Environmental Planning Policy (Planning Systems) 2021

? State Environmental Planning Policy (Biodiversity and Conservation) 2021

? State Environmental Planning Policy (Sustainable Buildings) 2022

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

Development Approval T6-14-333 was granted in 2015 for a 46 lot residential subdivision on the subject site. T6-14-333 may be conditioned to be surrendered under this SSDA.

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 Chapter 3](#), 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?

No

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 - Part 1

---

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	Appendix 20 - Artist Renders
File Name	Appendix 11 - Survey Plan
File Name	Appendix 13 - Aboriginal Heritage Due Diligence Report
File Name	Appendix 17 - Arboriculture Impact Assessment
File Name	Appendix 7 - Traffic Impact Assessment
File Name	Appendix 6 - Bushfire Assessment Report
File Name	Appendix 10 - Geotechnical Report
File Name	Broadlands South West Rocks - Request for SEARs
File Name	Appendix 15 - Operational Waste Management Plan
File Name	Appendix 9 - Preliminary Site Investigation
File Name	Appendix 1 - Architectural Plans
File Name	Appendix 2 - Landscape and Civil Plans
File Name	Appendix 12 - Electrical Reticulation Plan
File Name	Appendix 4 - Stormwater Management Plan
File Name	Appendix 19 - Preliminary Cost Report
File Name	Appendix 8 - Water & Sewer ET's
File Name	Appendix 14 - Ecological Report
File Name	Appendix 16 - BCA and Access Statement
File Name	Appendix 5 - Preliminary Home Designs
File Name	Appendix 3 - KDCP2013 Assessment
File Name	Appendix 18 - Design Statement