



Project Name: 8-16 Innesdale Road, Wollie Creek
Case ID: PDA-97558707

Proponent Details

Project Owner Info

Title	Mr
First Name	Taskin
Last name	Satici
Role/Position	Director
Phone	0414878860
Email	taskin@moneywiselending.com.au
	PO box 302
Address	westgate , New South Wales, 2048 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Carlo	Di Giulio
Phone	Email	Role/Position
0421285782	carlo@principleplanning.com.au	Director

Address

174
EBLEY STREET
BONDI JUNCTION, New South Wales 2022
AUS

Development Details

Engagement with the Department

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

Project Info

Project Name	8-16 Innesdale Road, Wollie Creek
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD77,000,000.00
Indicative Operation Jobs	1
Indicative Construction Jobs	40
Number of Occupants	165
Number of Dwellings	110
Gross Floor Area (GFA) sqm	10,350
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	11

Description of the Development/Infrastructure
Concurrent SSDA and rezoning for:
- Residential flat building with affordable housing
- Approximately 110 dwellings in two building envelopes
- Basement parking

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	Innesdale Road, Wolli Creek
Site Address (Street number and name)	8-16 Innesdale Road, Wolli Creek
Site Co-ordinates - Latitude	-33.56
Site Co-ordinates - Longitude	151.09

Local Government Area

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

Lot and DP

Lot and DP
lot 16 in DP4032
lot 1 in DP513379
lot 17 in DP650188
lot 2 in DP101436
lot 1 in DP101436

Site Area

What is the total site area for your development?
Site Area sqm
2,060

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

The proposal is for a residential flat building which is permissible with consent in the R4 High Density zone under the Bayside Local Environmental Plan 2021.

HDA EOI Number

271962

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	8-16 INNESDALE ROAD, WOLLI CREEK-BDAR Waiver Statement
-----------	--

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.

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.

The proposal seeks to increase the FSR from 2.86:1 to 5:1 and the height from 22.75m to 28m.

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?

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 - 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	8-16 INNESDALE ROAD, WOLLI CREEK-Site Map
File Name	Scoping Report - 8-16 INNESDALE ROAD WOLLI CREEK-final
File Name	8-16 INNESDALE ROAD, WOLLI CREEK-BDAR Waiver Statement