



**Project Name:** Broadlands South West Rocks  
**Case ID:** SSD-82352708

## Applicant Details

### Project Owner Info

Title	Mr
First Name	Jim
Last name	McBirnie
Role/Position	Development Director
Phone	0409782764
Email	jim.mcbirnie@coriodevelopments.com.au
	22-24 Junction Street
Address	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

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

### Address

Suite 1, Level 10  
56 Berry Street  
NORTH SYDNEY, New South Wales 2060  
AUS

## Political Donations

Do you need to disclose a political donation?

No

## Development Details

### 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.

### Description of Changes

Briefly describe the proposed changes to the application

## 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

### Landowners Consent

#### Is Landowner's consent required?

Yes

#### Do you have the written consent of all landowners?

Yes

### Attachments

File Name Appendix 24. Owners Consent Forms

#### Does the development application relate to land owned by a Local Aboriginal Land Council?

No

## Statutory Context

### Justification and Permissibility

#### Reason why the proposal is State significant

The proposed development is declared State Significant Development (SSD) under Section 3.36(3) of the Environmental Planning and Assessment Act 1979 (EP&A Act) and pursuant to Clause 4(1)(g) of State Significant Development Declaration Order (No 3) 2025 (SSD Order No.32025), being development specified in EOI application 233998 dated 24 January 2025 including development for the purposes of multi dwelling houses at 286-310 Gregory Street, South West Rocks, Lot 3/DP801467

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

### 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

### Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per 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

### Other Requirements - Part 1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?\*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?\*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?\*

No

Does the development involve any subdivision work?\*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?\*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?\*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987* ?\*

No

### Other Requirements - Part 2

Does the development involve the erection of a temporary structure?\*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?\*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?\*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?\*

No

Is the development [BASIX optional development](#)?\*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?\*

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

## REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

**REAP Number**  
135475

**Accredited Organisation**  
PIA

**REAP Name**  
Andrew Cowan

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

## Attachments

### Attachments

File Name	Appendix 27. Photomontage Renders - Compressed
File Name	Appendix 9. Landscape and Civil Plans - Compressed
File Name	Appendix A. SEARs Table
File Name	Appendix 25. C&D Waste Management Plan
File Name	Appendix 22. Engagement and SIA
File Name	Appendix 1. SEARs

File Name	Appendix 21. Bushfire Assessment Report
File Name	Appendix 28. BDAR Confirmation Letter
File Name	Appendix D. Mitigation Measures Table
File Name	Appendix B. Statutory Compliance Table
File Name	Appendix 29. BDAR Waiver Approval Letter
File Name	Appendix C. Community Engagement Table
File Name	Appendix 11. BDAR Waiver
File Name	Appendix 14. Geotechnical Assessment
File Name	Appendix 12. Noise & Vibration Impact Assessment
File Name	Appendix 15. Preliminary Site Investigation
File Name	Appendix 18. Aboriginal Heritage Due Diligence Assessment
File Name	Appendix 26. Draft Construction Traffic Management Plan
File Name	Appendix 10. ESD Report (Section J Report)
File Name	Appendix 19. Preliminary Home Designs
File Name	Appendix 20. Electrical Reticulation Plan
File Name	Appendix 13. Intergrated Water Management Plan
File Name	Appendix 16. Arboricultural Impact Assessment
File Name	Appendix 17. Operational Waste Management Plan
File Name	Appendix 23. Kempsey Development Control Plan Assessment
File Name	Appendix 8. Transport Impact Assessment
File Name	Appendix 4. Architectural Drawings
File Name	Appendix 6. Survey Plan
File Name	Appendix 5. Design Report
File Name	Appendix 7. BCA & Access Report
File Name	Appendix 3. Title Documents
File Name	GIS Data for SSDA lodgement
File Name	Appendix 2. EDC Report
File Name	Environmental Impact Assessment