



Project Name: Residential Development with In-fill Affordable Housing - 21, 23 & 25 McIntosh Street and 55 Werona Avenue, Gordon

Case ID: SSD-83478456

Applicant Details

Project Owner Info

Title	Mrs
First Name	Thirza
Last name	Bean
Role/Position	Corporate Services Manager
Phone	0290687500
Email	planning@gyde.com.au
Address	LEVEL 6 SUITE 2 120 SUSSEX STREET SYDNEY , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	CPDM PTY LTD
ABN	60166522201

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mrs	Thirza	Bean
Phone	Email	Role/Position
0290687500	planning@gyde.com.au	Corporate Services Manager

Address

LEVEL 6 SUITE 2 120
SUSSEX STREET
SYDNEY, New South Wales 2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Residential Development with In-fill Affordable Housing - 21, 23 & 25 McIntosh Street and 55 Werona Avenue, Gordon
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD158,129,992.00
Indicative Operation Jobs	11
Indicative Construction Jobs	389
Number of Occupants	0
Number of Dwellings	151
Gross Floor Area (GFA) sqm	19,453
% of In-fill Affordable Housing	17
Number of In-fill Affordable Dwellings	31

Description of amended development

The proposal involves a SSDA for a residential TOD development including in-fill affordable housing. The proposal will involve demolition of the existing site structures and construction of multiple residential flat buildings (RFBs) and associated works with site access to basement parking via McIntosh Street.

Description of Changes

Briefly describe the proposed changes to the application

The proposal has been amended to reduce the impact on neighbouring properties with a refined built form and additional setbacks that minimises overshadowing on the neighbouring heritage item, Eryldene. The number of dwellings has been reduced from 162 to 151 due to a revised unit mix, while the total affordable housing GFA has

increased. The landscape design, communal open space and material palette have been altered to better complement the character of the area.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	21, 23, and 25 McIntosh Street, and 55 Werona Avenue, Gordon
Site Address (Street number and name)	21, 23, and 25 McIntosh Street, and 55 Werona Avenue, Gordon
Site Co-ordinates - Latitude	-33.758346
Site Co-ordinates - Longitude	151.158

Local Government Area

Local Government	District Name	Region Name	Primary Region
Ku-ring-gai	North District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

21 McIntosh Street Lot A in DP 339345

23 McIntosh Street Lot 5 in DP 651557

25 McIntosh Street Lot 1 in DP 167505

55 Werona Avenue Lot 11 in DP 1078667

Site Area

What is the total site area for your development?

Site Area sqm

7,776

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name Appendix E 55 Werona Ave, Gordon

File Name Appendix E 23 McIntosh St Gordon

File Name Appendix E 21 McIntosh St Gordon

File Name Appendix E 25 McIntosh St Gordon

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 constitutes SSD pursuant to schedule 26A (in-fill affordable housing) of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP). Please refer to Cover Letter.

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

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

Schedule 1: SSD - General

Section under selected Schedule

Section 26A - In-fill Affordable Housing

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)

R2 Low Density Residential

Critical Habitat and Threatened Species

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

Yes

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](#))

Yes

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?

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

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

n/a

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

What star rating or sustainability level will be achieved by the development?

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Ben
Last Name	Shojaei

Professional Qualification	Engineer
Registration details	Professional Engineer - Inst. Engineers Australia
Business Name	LUMEX PTY LTD
Australian Business Number (ABN)	74664559899

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

n/a

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

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?*

Yes

Does the application include the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values?*

Yes

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?*

Yes

Does the application include:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

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 - Part2

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)?*

Yes

Does the application include such other documents (e.g. NatHERS Certificate) as any BASIX certificate for the development requires to accompany the application?*

Yes

Do the architectural drawings included with the application contain such other matters (details of all commitments listed in the BASIX Certificate(s) and associated NatHERS Certificate(s)) as any BASIX certificate for the development requires?*

Yes

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

No

Summarised Amended DA

Amended DA Report

Attachments

File Name	Appendix U - Hydrogeology Letter
File Name	TS Licence to Remove Ironbark
File Name	Appendix W - Accessibility Compliance Report
File Name	Appendix V - Site Hydrogeology Report
File Name	Appendix Y - Preliminary Tree Assessment
File Name	Appendix X - BCA Report
File Name	Appendix Z - DP for no.55 Werona Avenue Access Handle
File Name	Appendix T - Dewatering Management Plan
File Name	Appendix S - BASIX Certificate
File Name	Appendix R - Waste Management Plan
File Name	Appendix P - Stormwater Management Plans
File Name	Appendix H - Architectural Plans
File Name	Appendix N - Landscape Plans
File Name	Appendix L - Heritage Impact Statement
File Name	Appendix G - SSDA Design Report
File Name	Appendix M - Integrated Water Management Report
File Name	Appendix J - Clause 4.6 Variation Request
File Name	Appendix I - Biodiversity Development Assessment Report
File Name	Appendix F - AIA and Method Statement
File Name	Appendix E - Owners Consent
File Name	Appendix K - Community Housing Provider Letter of Support
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix B - SEARs Compliance Table
File Name	Appendix AA - Landscape Letter
File Name	Appendix A - Register of Public Submissions
File Name	Response to Submissions and Amendment Report