



Project Name: Uniting Coffs Harbour 19A-21 Gordon Street
Case ID: SSD-91539707

Applicant Details

Project Owner Info

Title	Ms
First Name	Janet
Last name	Jenson
Role/Position	Director
Phone	0478408726
Email	jjensen@unitingfinancial.com.au
Address	19A-21
	GORDON STREET
	COFFS HARBOUR ,
	2450 ,
	AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (NSW)
ABN	77005284605

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Schandel	Fortu
Phone	Email	Role/Position
0430807921	sfortu@ethosurban.com	Planning Director

Address

180
GEORGE STREET
SYDNEY, New South Wales 2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Uniting Coffs Harbour 19A-21 Gordon Street
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD134,054,643.00
Indicative Operation Jobs	19
Indicative Construction Jobs	25
Number of Occupants	300
Number of Dwellings	152
Gross Floor Area (GFA) sqm	16,301
% of In-fill Affordable Housing	26.3
Number of In-fill Affordable Dwellings	40

Description of amended development
Concurrent rezoning and construction of a 26 storey shop top housing development including 152 residential apartments with 40 affordable homes, 3 x retail tenancies, Wesley Hall Community Kitchen, Place of Worship, Chapel and ancillary faith-based facilities, a commercial level and rooftop communal open space.

Description of Changes

Briefly describe the proposed changes to the application
nil

Concept Development

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

Site Details

Site Information

Site Name	Ecclesia - Uniting Coffs Harbour Gordon Street
Site Address (Street number and name)	19A-21 Gordon Street Coffs Harbour
Site Co-ordinates - Latitude	-30.296860
Site Co-ordinates - Longitude	153.117

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Coffs Harbour City		North Coast		

Lot and DP

Lot and DP
Lot 21 DP 880214

Site Area

What is the total site area for your development?
Site Area sqm
2,023

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

No

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

Housing Delivery Authority
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)
E2 Commercial Centre

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](#))
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?
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?

No

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?

Yes

Other Requirements - Part1

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

No

Has a BDAR waiver been issued?*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?*

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?*

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](#)?*

Yes

Does the application include a BASIX certificate or BASIX certificates for the development, issued no earlier than 3 months before the date on which the application is made?*

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

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

Yes

Does the application involve the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling?*

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?](#)^{*}

No

A licence under the [Pipelines Act 1967?](#)^{*}

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
9852	PIA	Schandel Fortu

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

Yes

Attachments

Attachments

File Name	TOA Review__
File Name	T-Aviation Safeguarding Assessment
File Name	B-Design Report
File Name	M-Traffic & Parking Assessment
File Name	Y-Visual Impact Photomontages and Method Report
File Name	K-BASIX Certificate and NATHERS
File Name	II-Section J Report
File Name	Z-Final Visual Impact Analysis
File Name	I-Preliminary and Detailed Site Assessment
File Name	P-Geotechnical Assessment
File Name	F-Connecting with Country Report
File Name	E-Landscape Design Report
File Name	O-Biodiversity Diversity Assessment Report Waiver
File Name	Q-Operational Waste Management Plan
File Name	Environ Rezoning Statement-Gordon St Coffs Harbour
File Name	BB-Stormwater Management and WSUD Report
File Name	L-Flood Assessment Report
File Name	H-Preliminary Arboricultural Impact Assessment
File Name	DD-Aboriginal Heritage Due Diligence Report
File Name	EE-Pedestrian Wind Assessment
File Name	C-Engagement Report
File Name	R-Vertical Transport Analysis
File Name	J-ESD Report
File Name	HH-Construction & Demolition Waste Management Plan
File Name	X-Cost Comparison
File Name	G-Acid Sulfate Soil Management Plan
File Name	GG-BASIX and NATHERS Report
File Name	U-DCP Compliance Table
File Name	D-Survey Plan
File Name	S-Consolidated Mitigation Measures
File Name	W-Matthew Pullinger Letter of Support
File Name	V-SEARs Compliance Table
File Name	KK-Confirmation of Community Housing Provider
File Name	N-Statutory Compliance Table
File Name	LL-Ground Water Impact Assessment
File Name	JJ-Community Engagement Table
File Name	CC-Noise & Vibration Impact Assessment
File Name	AA-Landscape Plan
File Name	Appendix A-Architectural Drawing
File Name	Environ Rezoning Statement_Gordon St Coffs Harbour
File Name	Appendix K_BASIX Certificate and NATHERS
File Name	Enviro Rezoning Statement_Gordon St Coffs Harbour
File Name	Commercial in Confidence Estimated Development Cost Report