

12 June 2025

Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

ATTN: Keiren Thomas (Director – Housing Delivery)

Dear Keiren,

RE: Request for secretary's environmental assessment requirements (SEARs) at 124-128, 132-148 Beamish and 16-18 Ninth Avenue, Campsie

We act on behalf of Arada Australia (the Applicant) in relation to a proposed shop top housing development at 124-128, 132-138, 140-142 Beamish Street, and 16-18 Ninth Avenue, Campsie (the site). The Applicant requests the Secretary's Environmental Assessment Requirements (SEARs) – Industry Specific for the proposed development.

The site has been nominated as State Significant Development (SSD) with a concurrent rezoning under State Significant Development Declaration Order (No. 3) 2025, in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) following the Expression of Interest (EOI) application 234524 to the Housing Delivery Authority (HDA).

The proposed development seeks approval under the SSD Order to increase the maximum permissible building height and floor space ratio (FSR) on the site under the Canterbury-Bankstown Local Environmental Plan for a 38 storey shop top housing development that comprises 340 residential apartments and approximately 7,300 sqm of retail and commercial space, complemented by ground floor publicly accessible open space and community facilities.

It includes an affordable housing component that comprises 5% of the total gross floor area (GFA) of the development for a 10-year period. This approach aligns with the objectives and strategies of Canterbury-Bankstown Council's Affordable Housing Strategy, which requires a proportion of dwellings within residential flat buildings (RFBs) to be nominated as affordable housing for 10 years, managed by a registered community housing provider.

Attached to this letter is a scoping report that provides an overview of the proposal, relevant statutory and strategic planning framework and the key likely impacts of the proposal. The following documents are separately attached to support this letter.

- Appendix A: Site Context Map
- Appendix B: Survey Plan
- Appendix C: Concept Plans.

We trust that the enclosed information is helpful and look forward to discussing this matter further. Please do not hesitate to contact our Associate Kelly Coyne on 0415 147 252 or via email at kcoyne@mecone.com.au.

Yours sincerely,



Chris Shannon
Western Sydney Practice Director

Scoping Report

124-128, 132-148 Beamish
and 16-18 Ninth Avenue,
Campsie

Prepared for
Arada Australia

June 2025

MECONE.COM.AU



Mecone acknowledges the Traditional Custodians of the land on where this project is undertaken and across the Mecone offices that this report is prepared, paying respect to the Elders past and present. We recognise the ongoing connection of Aboriginal and Torres Strait Islander peoples to land, waters, and culture.


Project Director

Chris Shannon

Contributors

Kelly Coyne

Brody Lound

Revision	Revision date	Status	Authorised: Name & Signature	
1	10-6-2025	Final	Chris Shannon	

* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

Contact

MECONE

Suite 1204b, Level 12, 179 Elizabeth Street
Sydney, New South Wales 2000

info@mecone.com.au
mecone.com.au

© Mecone

All Rights Reserved. No part of this document may be reproduced, transmitted, stored in a retrieval system, or translated into any language in any form by any means without the written permission of Mecone. All Rights Reserved. All methods, processes, commercial proposals and other contents described in this document are the confidential intellectual property of Mecone and may not be used or disclosed to any party without the written permission of Mecone.



Table of contents

Executive summary	1
1 Introduction	2
2 Site description	2
2.1 Site context.....	2
3 The proposal	4
4 Statutory planning framework	6
4.1 Environmental planning instruments.....	6
4.1.1 <i>Canterbury-Bankstown Local Environmental Plan 2023</i>	6
4.1.2 <i>State environmental planning policies</i>	6
4.2 Other relevant legislation	7
4.3 Permissibility and SSD pathway confirmation.....	7
5 Strategic planning framework.....	8
5.1 Greater Sydney Region Plan: A metropolis of three cities	8
5.2 South District Plan	8
5.3 Canterbury-Bankstown Local Strategic Planning Statement.....	9
5.4 Canterbury Bankstown Housing Strategy	10
5.5 Canterbury Bankstown Affordable Housing Strategy	10
5.6 Campsie Town Centre Masterplan	10
5.7 Campsie Town Centre Planning Proposal	11
5.8 State environmental planning policies	12
5.9 Local planning directions	13
6 Site specific considerations	17
6.1 Built form and urban design.....	17
6.2 Traffic and parking.....	17
6.3 Heritage.....	18
6.4 Campsie Town Centre Master Plan	18
7 Consultation	18
8 Supporting documentation	19

Table of Figures

Figure 1: Aerial photo of the site <i>Source: Mecone Mosaic</i>	3
Figure 2: Site context <i>Source: Woods Bagot</i>	3
Figure 3: Proposed site plan <i>Source: Woods Bagot</i>	5

Table of Tables

Table 1: Site details.....	2
Table 2: Proposal summary.....	4
Table 3: Comparison of LEP provisions	5
Table 4: Provisions of Canterbury-Bankstown LEP	6



Table 5: Greater Sydney Region Plan: Directions and Objectives.....	8
Table 6: South District Plan: Directions and Planning Priorities.....	9
Table 7: Canterbury-Bankstown LSPS: Directions and Evolutions.....	9
Table 8: Relevant state environmental planning policies	12
Table 9: Relevant Ministerial Directions	13
Table 10: Supporting technical reports	19

Table of Appendices

Appendix A: Heading



Executive summary

Introduction

This Scoping Report has been prepared for Arada Australia (**Applicant**) in relation to a proposed shop top housing development at 124-128, 132-138, 140-142 Beamish Street, and 16-18 Ninth Avenue, Campsie (the **site**). The Applicant requests the Secretary's Environmental Assessment Requirements (SEARs) – Industry Specific for the proposed development.

The site has been nominated as State Significant Development (SSD) with a concurrent rezoning under State Significant Development Declaration Order (No. 3) 2025, in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) following the Expression of Interest (EOI) application 234524 to the Housing Delivery Authority (HDA).

The site

The site includes six lots in single ownership, covering approximately 3,843.94 sqm of land within the Campsie Town Centre. It is currently vacant following the demolition of previous buildings on the site. The site has frontage to Ninth Avenue to the north, Campsie Street to the south and Beamish Street to the east. It is located approximately 200 m north of Campsie Railway Station and approximately 14 km southwest of the Sydney CBD. The site benefits from its location within the Campsie Town Centre.

The proposal

The proposal will seek approval for a 38 storey shop top housing development on the site that comprises 340 residential apartments and approximately 7,300 sqm of retail and commercial space, complemented by ground floor publicly accessible open space and community facilities. It will be supported by an amendment to the *Canterbury-Bankstown Local Environmental Plan 2023* maximum permissible height of buildings and floor space ratio controls.

It also includes an affordable housing component that comprises 5% of the total gross floor area (GFA) of the development for a 10-year period. This approach aligns with the objectives and strategies of Canterbury-Bankstown Council's Affordable Housing Strategy, which requires a proportion of dwellings within residential flat buildings (RFBs) to be nominated as affordable housing for 10 years, managed by a registered community housing provider.

Key Issues

This SEARS Scoping Report supports the preparation of an Environmental Impact Statement (EIS) for a mixed-use development that includes affordable housing in an area with excellent access to public transport, services, and natural amenity. Key issues identified for assessment in the EIS are:

- **Built Form and Urban Design**

The proposal benefits from a draft amendment to the Canterbury-Bankstown Local Environmental Plan (CBLEP) to increase floor space ratio (FSR) and building heights, enabling a high-quality built form consistent with the Campsie Town Centre Master Plan. The design follows the Apartment Design Guide (ADG) and addresses local context, solar access, and street activation.

- **Traffic and Parking**

Parking provision is based on State Environmental Planning Policy (Housing) 2021, TfNSW Guide 2024, and relevant Council DCP rates. The development proposes 519 parking spaces, satisfying minimum requirements. A Traffic and Accessibility Impact Assessment and Green Travel Plan will be prepared to assess and mitigate potential impacts during construction and operation.

- **Heritage**

The site is not a heritage item nor within a heritage conservation area; however, several nearby heritage items exist. A Statement of Heritage Impact Assessment will be included in the EIS to assess potential impacts on these items.



- **Campsie Town Centre Master Plan**

The Gateway Determination (Department Reference: PP-2024-2261) issued by DPHI on 17 January 2025 requires revisions to the Planning Proposal prior to public exhibition. These requirements have been addressed and incorporated into the proposal.



1 Introduction

This Scoping Report has been prepared for Arada Australia (**Applicant**) in relation to a proposed shop top housing development at 124-128, 132-138, 140-142 Beamish Street, and 16-18 Ninth Avenue, Campsie (the **site**). The Applicant requests the Secretary's Environmental Assessment Requirements (SEARs) – Industry Specific for the proposed development.

The site has been nominated as State Significant Development (SSD) with a concurrent rezoning under State Significant Development Declaration Order (No. 3) 2025, in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) following the Expression of Interest (EOI) application 234524 to the Housing Delivery Authority (HDA).

2 Site description

2.1 Site context

The site includes six lots in single ownership, covering approximately 3,843.94 sqm of land within the Campsie Town Centre. Details of the site are included in Table 1.

The site has frontage to Ninth Avenue to the north, Campsie Street to the south and Beamish Street to the east. It is located approximately 200 m north of Campsie Railway Station and approximately 14 km southwest of the Sydney CBD. The site benefits from its location within the Campsie Town Centre.

The site is currently vacant as the previous buildings on site were demolished. A nine (9) storey mixed used development along Campsie Street and a two-storey commercial development along Ninth Avenue directly adjoins the site.

The site not identified as a heritage item nor is it located within a heritage conservation area. Three heritage items are located within close proximity to the site. Specifically:

- *Inter-War period theatre, formerly known as the Orion Theatre* – Local – Item I60 (151-155 Beamish Street)
- *Inter war shop with dwelling above* – Local – Item I61 (158 Beamish Street)
- *Inter war shop with dwelling above* – Local – Item I62 (160 Beamish Street)
- *Federation railway station buildings* – Local – Item I63 (Campsie Railway Station).

The proposal will consider the heritage significance of these items through the assessment process with relevant consultant advice. The site and surrounding context are illustrated in **Figure 1** and **Figure 2** below.

Table 1: Site details

Legal description	Address	Area (approximate)
Lot 101 DP 739066	124-128 Beamish Street, Campsie	1,889.26 sqm
Lot 1 DP 575837	132 Beamish Street, Campsie	491.02 sqm
Lot 2 sec A DP 41490	134-138 Beamish Street, Campsie	515.32 sqm
Lot 1 sec A DP 41490	140-142 Beamish Street, Campsie	468.83 sqm
Lot 2 DP 176308	16 Ninth Avenue, Campsie	225.42 sqm
Lot 1 DP 176308	18 Ninth Avenue, Campsie	254.08 sqm
Total		3,843.93 sqm

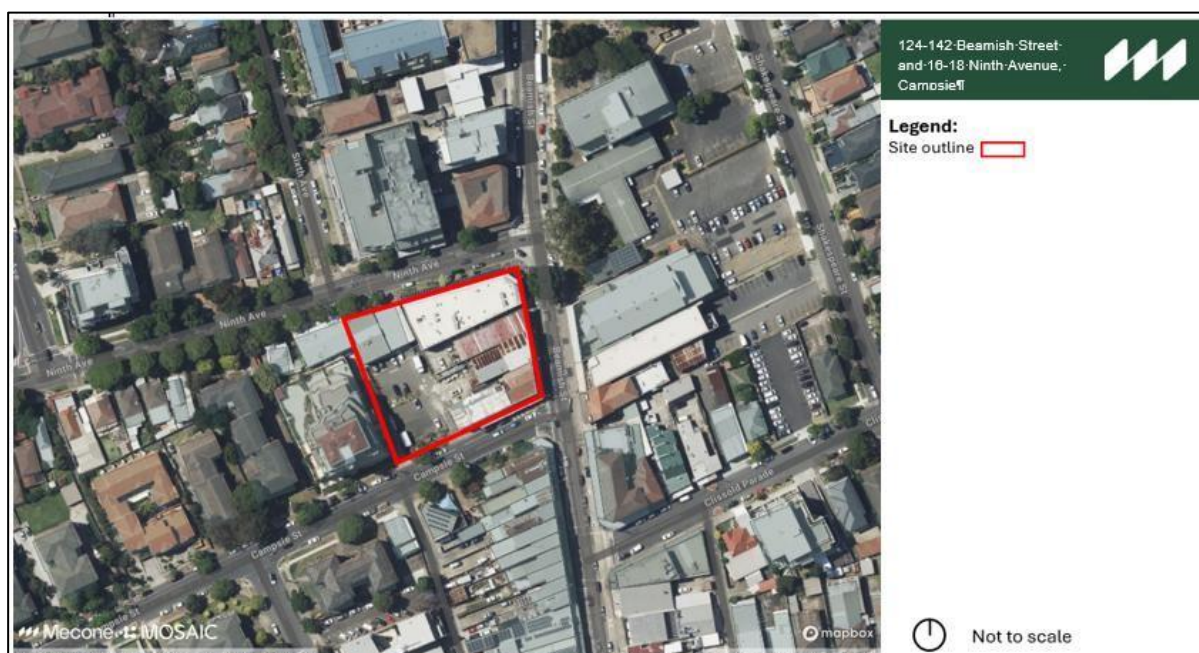


Figure 1: Aerial photo of the site
Source: Mecone Mosaic



Figure 2: Site context
Source: Woods Bagot



3 The proposal

The proposal will seek approval for a mixed-use development on the site that comprises a 38-storey shop top housing development, including 340 residential apartments and approximately 7,300 sqm of retail and commercial space, complemented by ground floor publicly accessible open space and community facilities. It will be supported by an amendment to the CBLEP maximum permissible height of buildings and floor space ratio controls.

It also includes an affordable housing component that comprises 5% of the total gross floor area (GFA) of the development for a 10-year period. This approach aligns with the objectives and strategies of Canterbury-Bankstown Council's Affordable Housing Strategy, which requires a proportion of dwellings within residential flat buildings (RFBs) to be nominated as affordable housing for 10 years, managed by a registered community housing provider.

The development will deliver shop top housing within a key strategic centre, on a site that is located approximately 200 metres from Campsie Train Station, which is currently being upgraded to accommodate Sydney Metro services.

Details of the numerical particulars of the proposal are summarised in the table below.

Table 2: Proposal summary

Component	Proposal		
Land use	Shop top housing		
Site area	3,843.94 sqm		
Apartment typologies	Dwelling type	Quantity	
		Standard dwellings	Affordable dwellings
	1 bed	94	5% of GFA
	2 bed	178	
	3 bed	54	
	4 bed	10	
	Penthouse	4	
	Total	340	
Height of buildings	<ul style="list-style-type: none">• CBLEP permits a maximum height of 21 m (approximately 6 storeys).• The Campsie Planning Proposal has a recommendation height of 67 m (20 storeys).• Our proposal requests an amendment the Height of Buildings Map in the CBLEP to show a maximum height of buildings control of 134 m (part 22 storeys, part 32 storeys and part 38 storeys).		
Floor space ratio	<ul style="list-style-type: none">• There is not current FSR applying to the site.• The Campsie Planning Proposal seeks to apply an FSR of 4.9:1, plus 1:1 underground floor space. This equates to a maximum permitted GFA of 22,679.25sqm.• Our proposal requests an amendment to the FSR Map in the CBLEP to show a maximum FSR control of 10.29:1, which equates to 39,417 sqm, comprising 32,090 sqm of residential and 7,327 sqm of non-residential GFA.		
Car parking	<ul style="list-style-type: none">• Eight levels of car parking is proposed, consisting of a total of 519 residential and commercial car parking spaces.		

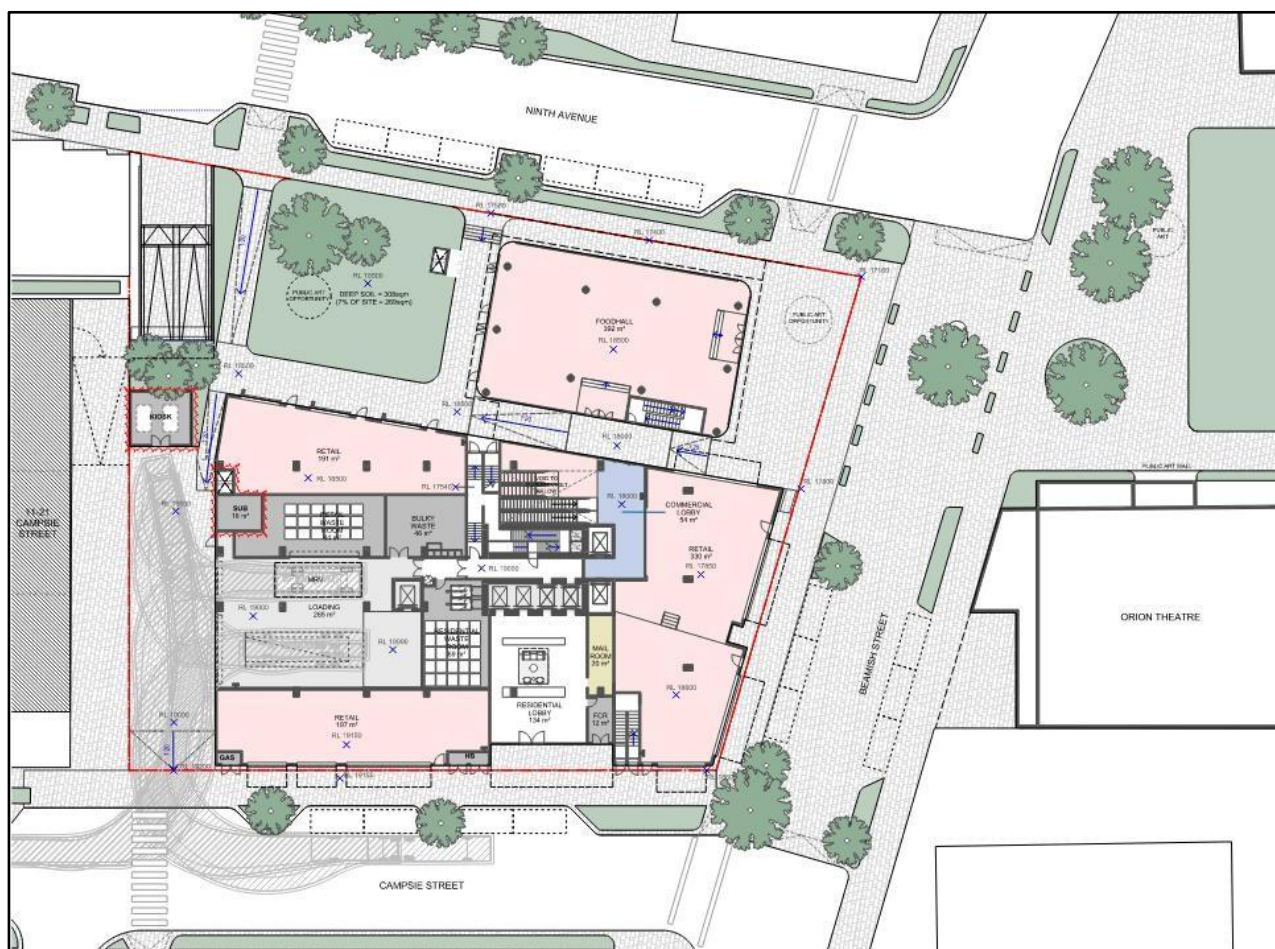


Figure 3: Proposed site plan

Source: Woods Bagot

The site is identified within the Campsie Town Centre Planning Proposal. The planning proposal seeks to rezone the site to MU1 Mixed Use and to amend the height of buildings and FSR controls applying to the site. The site is not identified for future land reservation acquisition. The table below provides a comparison of the current planning controls on the site, the proposed controls under the Campsie Planning Proposal and the proposed amendments to CBLP by the Applicant. The difference in controls between the Campsie Planning Proposal and the Applicants proposal relates to building height and FSR.

Table 3: Comparison of LEP provisions

Development standard / control	Current controls	Campsie Town Centre Planning Proposal	HDA proposal by the Applicant
Land use zone	E1 Local Centre	MU1 Mixed Use	No change or MU1 Mixed Use
Height of buildings	21 m (approx. 6 storeys)	67 m (approx. 20 storeys)	134 m (22, 30 and 38 storeys)
Floor space ratio	N/A	4.9:1 plus 1:1 underground floor space	10.29:1
Active street frontage	N/A	Ninth Avenue, Beamish Street and Campsie Street	Ninth Avenue, Beamish Street and Campsie Street
Street wall height	1-3 storeys	6 storeys	6 storeys



4 Statutory planning framework

4.1 Environmental planning instruments

4.1.1 Canterbury-Bankstown Local Environmental Plan 2023

The *Canterbury Bankstown Local Environmental Plan 2023* (CBLEP) is the primary environmental planning instrument applicable to the site. The relevant provisions of the CBLEP are outlined below:

Table 4: Provisions of Canterbury-Bankstown LEP

Provision	Control	Comment
Land use	E1 Local Centre	Permissible <i>Shop top housing</i> is permitted with consent in the E1 zone. Under the Campsie Town Centre Planning Proposal, the site is proposed to be rezoned to MU1, which also permits shop top housing developments.
Clause 4.3 Height of buildings	9.5 m	The proposal seeks to amend the maximum height of buildings control in CBLEP to 134 m concurrently with the SSD.
Clause 4.4 Floor space ratio	N/A	Complies The proposal seeks to introduce a maximum FSR in the CBLEP of 10.29:1 concurrently with the SSD.
Clause 5.10 Heritage conservation	N/A The site does not contain a heritage item, nor is the site located in a heritage conservation area.	Complies The proposal will consider an impacts on the heritage significance of heritage item/s or conservation area/s within proximity of the site.

4.1.2 State environmental planning policies

The proposal will consider the following relevant environmental planning instruments:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021* *State Environmental Planning Policy (Housing) 2021* - Apartment Design Guide (ADG). A detailed ADG assessment will be provided as part of the EIS
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021.*



4.2 Other relevant legislation

The proposal will consider the following relevant legislation:

- *Biodiversity Conservation Act 2016* – a waiver for a Biodiversity Development Assessment Report (BDAR) will be prepared and submitted as part of the EIS
- *National Parks and Wildlife Act 1974* – an Aboriginal Cultural Heritage Assessment Report will be prepared as part of the EIS.

4.3 Permissibility and SSD pathway confirmation

Shop to housing is permissible in the E1 Local Centre zone that currently applies to the site under the CBLEP. Additionally, shop top housing and residential flat buildings are permissible in the MU1 Mixed Use zone that is proposed for the site under the Campsie Town Centre Planning Proposal.

The site has been declared as SSD under State Significant Development Declaration Order (No. 3) 2025, in accordance with the EP&A Act 1979. This declaration was made following the successful Expression of Interest (EOI) submission (Application No. 234524) to the Housing Delivery Authority as it aligns with the NSW Government's housing delivery priorities and its strategic location within a key transport hub.

Whilst the proposed height and FSR exceed the current controls permitted under the CBLEP, the SSD Declaration Order includes a concurrent rezoning to amend mapped height and FSR controls under clause 4.3 Height of buildings and clause 4.4 Floor space ratio of CBLEP.



5 Strategic planning framework

Outlined below is the strategic planning framework applying to the site that will be considered to support the change to the proposed maximum height of buildings and FSR controls in CBLEP.

5.1 Greater Sydney Region Plan: A metropolis of three cities

A Metropolis of Three Cities: Greater Sydney Region Plan (**Region Plan**) was prepared by then Greater Sydney Commission in 2018. It provides a 40-year vision to 2056 and establishes a 20-year plan to manage growth and change for the Greater Sydney region.

The Region Plan is built on a vision of three cities, where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. It identifies four themes of infrastructure and collaboration; liveability; productivity and sustainability. Within these four themes, a set of planning priorities and actions are identified to achieve the Region Plan's vision.

The table below outlines the relevant Directions and Objectives of the Region Plan that will be considered to justify the proposal.

Table 5: Greater Sydney Region Plan: Directions and Objectives

Relevant Directions and Objectives	
Direction 3.	Housing the city
Objective 10.	Greater housing supply
Objective 11.	Housing is more diverse and affordable
Direction 6.	A well-located city
Objective 14.	<i>A Metropolis of Three Cities</i> – integrated land use and transport creates walkable and 30-minute cities.
Direction 7.	Jobs and skills for the city
Objective 22.	Investment and business activity in centres

5.2 South District Plan

The South District Plan (**District Plan**) was prepared in conjunction with the Region Plan in 2018. It is a 20-year plan that guides implementation of the Greater Sydney Region Plan and acts as a bridge between region and local planning. It outlines directions, priorities and actions for managing growth, delivering infrastructure and protecting and enhancing bushland and biodiversity.

The District Plan focused on identifying Planning Priorities to achieve a liveable, productive and sustainable future for the District. Relevant Objectives, Strategies and Actions from A Metropolis of Three Cities are embedded in each of the Planning Priorities, to integrate the District's challenges and opportunities with the Greater Sydney vision of the metropolis of three cities.

The table below outlines the relevant Directions and Planning Priorities of the Region Plan that will be considered to justify the proposal.

**Table 6: South District Plan: Directions and Planning Priorities**

Relevant Directions and Objectives	
Direction 4.	Housing the city
Planning Priority S5.	Providing housing supply, choice and affordability with access to jobs, services and public transport
Direction 5.	A city of great places
Planning Priority S6.	Creating and renewing great places and local centres, and respecting the District's heritage
Direction 6.	A well connected city
Planning Priority S12.	Delivering integrated land use and transport planning and a 30-minute city

5.3 Canterbury-Bankstown Local Strategic Planning Statement

The Canterbury-Bankstown Local Strategic Planning Statement: Connective City 2036 (LSPS) is a 20-year plan to guide Canterbury-Bankstown's renewal and growth to accommodate a population of 500,000 residents and 165,000 workers and visitors by 2036. It identifies a suite of 20-year strategic initiatives to ensure a successful and prosperous city over the medium to longer term.

It includes 10 'Directions' to define how land uses and infrastructure will be integrated and coordinated across Canterbury-Bankstown and identifies centres, precincts and employment lands. The Directions also identify existing and future public transport initiatives, health and education infrastructure, the blue and green web priorities and important connections to places throughout Greater Sydney.

It also includes 10 'Evolutions' that detail the major technical disciplines required to achieve the vision of a Connective City 2036. The Evolutions look at the Directions in a more detailed, thematic way. Each Evolution closely investigates aspects of Canterbury-Bankstown that will stay the same, or change. Actions and priorities to achieve each Evolution are accompanied by implementation items, and identification of the need for collaboration and prioritisation.

The table below outlines the relevant Directions and Evolutions of the LSPS that will be considered to justify the proposal.

Table 7: Canterbury-Bankstown LSPS: Directions and Evolutions

Relevant Directions and Evolutions	
Metropolitan Directions	
Direction 1.	Support Greater Sydney's evolution into a Metropolis of Three Cities
Direction 5.	Support a growing Sydney by creating a hierarchy of great places and dynamic centres.
City Directions	
Direction 3.	Eastern lifestyle and medical precinct – Campsie and Kingsgrove
Direction 4.	34 centres and their surrounding suburbs
Evolutions	
Evolution 3.	Places for commerce and jobs
Evolution 6.	Urban and suburban places, housing the city
Evolution 8.	Design quality



5.4 Canterbury Bankstown Housing Strategy

The Canterbury Bankstown Housing Strategy provides an overarching, city wide framework for the provision of housing across Canterbury Bankstown, aligning the approaches and strategies of the two former local government areas within the City.

The Housing Strategy sets a target of 6,360 new dwellings by 2036 for the Campsie Town Centre. This target was set following establishment of the LGA wide 50,000 dwelling target and distribution of housing across Council's various centres. Council recognises that Campsie will be accommodating a commensurate portion of the new dwelling growth (12.7%) through to 2036 which will be facilitated by proposed increases in the maximum building heights and FSRs.

A guiding principle of the Canterbury Bankstown Housing Strategy directly relevant to this proposal is *the transition of Campsie to a lifestyle precinct will improve the housing, entertainment and leisure opportunities available to residents* (Guiding Principle 9).

The Campsie Town Centre Master Plan has supported this Guiding Principle by achieving the new dwellings target while maintaining areas of local character and respecting local heritage while recalibrating the Town Centre to generate greater activity for a range of residential and non-residential uses along Beamish Street and adjoining streets

The Housing Strategy recognises that, the increased height and FSR controls will assist with improving the viability of new development in Campsie Town Centre which in turn will provide opportunities for delivery of new housing in the longer term 20 year timeframe.

5.5 Canterbury Bankstown Affordable Housing Strategy

The Canterbury Bankstown Affordable Housing Strategy (2020) identifies a range of mechanisms to deliver affordable housing. The potential for affordable housing varies depending on the attributes of sites such as proximity to transport, community infrastructure and centres and the potential for specific sale prices to be achieved.

Council has also endorsed a draft Affordable Housing Contribution Scheme and associated planning proposal at its 26 October 2021 Council Meeting. The Affordable Housing Contribution Scheme will first apply to the Bankstown City Centre as part of the Bankstown City Centre Planning Proposal. We understand that it is the intended that other centres will be added to the Scheme through separate planning proposals which will include maps showing the land within those centres that will apply to the Scheme.

The Campsie Town Centre Planning Proposal seeks to expand the Scheme to land in Campsie Town Centre, similar to that initially proposed in the Bankstown City Centre Planning Proposal.

This scheme will enable sites within the Campsie Town Centre to access incentive heights and FSR provided contributions are made to on-site infrastructure, affordable housing or a substantial amount of employment generating floor space is delivered.

5.6 Campsie Town Centre Masterplan

The Campsie Town Centre Master Plan (the **Master Plan**) was adopted by Council on 24 May 2022. It is a strategy document that aims to guide the area's transition from a suburban centre to a lifestyle and cultural hub on the banks of the Cooks River by leveraging government and institutional investments in transport, education and health. It reinforces the strategic objectives of the South District Plan by clustering health and allied knowledge and education uses anchored by Canterbury Hospital, adopting a high performing ecologically sustainable city and creating well-designed built environment.

The Master Plan sets a 20-year vision for Campsie and translates this vision into placed-based principles and actions. The Master Plan adopts a principles-based approach to planning for Campsie and aims to ensure that the proposed built form controls respect the established character of the centre. These controls seek to ensure that future residential growth is compatible with the established character of Campsie.



The Master Plan is supported by a long-term strategic vision. This vision has then been translated through a series of 'spatial moves' and 'intensification' approaches, which have been used to guide the 10 Directions, outlined in detail below.

The Master Plan is defined by the following 10 directions:

- 1. A centre that aligns growth with public benefit*
- 2. A centre for people*
- 3. A centre that attracts health and lifestyle investment*
- 4. A well-designed centre*
- 5. A riverfront centre with nature at its heart*
- 6. A centre at the cross roads of inner Sydney*
- 7. A resilient and carbon neutral city by 2050*
- 8. A centre proud of its heritage and culture*
- 9. A centre with housing for all*
- 10. A centre with collaborative governance.*

The proposal will consider these 10 Directions.

5.7 Campsie Town Centre Planning Proposal

The Campsie Town Centre Planning Proposal (PP-2024-2261) (the **Planning Proposal**) seeks to implement the Campsie Town Centre Master Plan. It proposes a range of amendments to the CBLEP to give effect to the objectives and actions of the Master Plan.

These LEP amendments expand the capacity for commercial activities and support higher density mixed use and residential development in Campsie Town Centre. The amendments also increase the number of new dwellings and affordable housing and incentivise the delivery of community infrastructure. New controls are proposed to ensure certain types of new development achieve a high standard of environmentally sustainable performance.

On 17 January 2025, the Department of Planning, Housing and Infrastructure issued a Gateway determination that required 38 amendments to be made to the Planning Proposal before it can be publicly exhibited.

The Planning Proposal seeks to rezone the following amendments to CBLEP:

- Rezone the site from E1 Local Centre to MU1 Mixed Use. Our proposal does not oppose the rezoning
- Increase the maximum height of buildings from 21 m to 67 m. Our proposal seeks to increase the height to 134 m
- Introduce an FSR of 4.9:1. Our proposal seeks to introduce an FSR of 10.29:1.



5.8 State environmental planning policies

The table below outlines the relevant state environmental policies (SEPPs) that will be considered to demonstrate consistency.

Table 8: Relevant state environmental planning policies

SEPP	Relevant	Comment
SEPP (Biodiversity and Conservation) 2021	Not applicable	The SEPP does not apply to the proposed development and the proposal will not create additional uses that can't satisfy the provisions of the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Applicable	The proposal will not seek to hinder the application of the SEPP.
SEPP (Housing) 2021	Applicable	The proposal will not create additional uses that can't satisfy the provisions of the SEPP.
SEPP (Industry and Employment) 2021	Not applicable	The SEPP does not apply to the proposed development and the proposal will not create additional uses that can't satisfy the provisions of the SEPP.
SEPP (Planning Systems) 2021	Applicable	The proposal will not hinder the application of the SEPP.
SEPP (Precincts – Central River City) 2021	Not applicable	The site is not located in the Central River City
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable	The site is not located in the Eastern Harbour City
SEPP (Precincts – Regional) 2021	Not applicable	The site is not located in an area identified in the SEPP
SEPP (Precincts – Western Parkland City) 2021	Not applicable	The site is not located in the Western Parkland City
SEPP (Primary Production) 2021	Not applicable	The SEPP does not apply to the proposed development.
SEPP (Resilience and Hazards) 2021	Applicable	The proposal does not fall within the definition of potentially hazardous or offensive industries. The proposal will consider whether the land is contaminated and whether any remediation is required.
SEPP (Resources and Energy) 2021	Not applicable	The SEPP does not apply to the proposed development and the proposal will not create additional uses that fall within the definition of mining, petroleum production or extractive industries.
SEPP (Sustainable Buildings) 2022	Applicable	The proposal will consider the provisions of the SEPP.
SEPP (Transport and Infrastructure) 2021	Not applicable	The SEPP does not apply to the proposed development and the proposal will not create additional uses that can't satisfy the provisions of the SEPP.



5.9 Local planning directions

Section 9.1 of the *Environmental Planning and Assessment Act 1979* requires a proposal to demonstrate how it will achieve or give effect to principles, aims, objectives or policies specified in a Direction issued by the Minister for Planning.

Consideration will be given to all Section 9.1 Local Planning Directions in preparing the proposed amendment to CBLEP. Where the proposal is inconsistent with any of the relevant directions, those inconsistencies will be specifically explained and justified, and supported by technical evidence.

The table below outlines the relevant Ministerial Directions that will be considered to demonstrate.

Table 9: Relevant Ministerial Directions

Ministerial Direction	Relevant	Comment
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Applicable	The proposal will demonstrate its consistency with directions, objectives and planning priorities identified in the Greater Sydney Region Plan.
1.2 Development of Aboriginal Land Council land	Not applicable	The proposal is not identified on Aboriginal Land Council land.
1.3 Approval and Referral Requirements	Applicable	The proposal will not include consultation, referral or concurrence provisions, nor identify any development as designated development.
1.4 Site Specific Provisions	Applicable	The proposal will not include any unnecessarily restrictive site-specific planning controls.
1.4A Exclusion of Development Standards from Variation	Not applicable	The proposal will not exclude the variation of development standards.
Focus area 1: Planning Systems – Place-based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable	The site is not located in the Parramatta Road Corridor.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable	The site is not located in the North West Growth Area.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	The site is not located in the Greater Parramatta Priority Growth Area.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	The site is not located in the Wilton Priority Growth Area.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable	The site is not located in the Glenfield to Macarthur Urban Renewal Corridor.
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable	The site is not located in the Western Sydney Aerotropolis.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable	The site is not located in the Bayside West Precinct.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable	The site is not located in the Cooks Cove Precinct.



1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable	The site is not located in the St Leonards and Crows Nest.
1.14 Implementation of Greater Macarthur 2040	Not applicable	The site is not located in the Greater Macarthur area.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable	The site is not located in the Pyrmont Peninsula Place.
1.16 North West Rail Link Corridor Strategy	Not applicable	The site is not located in the North West Rail Link Corridor.
1.17 Implementation of the Bays West Place Strategy	Not applicable	The site is not located in the Bays West Place Strategy.
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable	The site is not located in the Macquarie Park Innovation Precinct.
1.19 Implementation of the Westmead Place Strategy	Not applicable	The site is not located in Westmead Precinct.
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not applicable	The site is not located in the Camellia-Rosehill Precinct.
1.21 Implementation of South West Growth Area Structure Plan	Not applicable	The site is not located in the South West Growth Area
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable	The site is not located in Cherrybrook Station Precinct.
Focus area 2: Design and Place	Not applicable	Not applicable
Focus area 3: Biodiversity and Conservation		
3.1 Conservation Zones	Not applicable	The site is not within a conservation zone.
3.2 Heritage Conservation	Not applicable	There are no listed items of environmental heritage on the site.
3.3 Sydney Drinking Water Catchments	Applicable	The site is located within the Sydney Drinking Water Catchment
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable	The site is not located in the identified Far North Coast LGAs.
3.5 Recreation Vehicle Areas	Not applicable	The site is not identified as or around sensitive land where impacts from recreational vehicles could occur.
3.6 Strategic Conservation Planning	Not applicable	The site does not contain land that is identified as avoided land or a strategic conservation area.
3.7 Public Bushland	Not applicable	The site is not located in an LGA where the direction applies.
3.8 Willandra Lakes Region	Not applicable	The site is not located in the Willandra Lakes.
3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable	The site is not located in the Sydney Harbour foreshore or waterway.
3.10 Water Catchment Protection	Not applicable	The site is not located within a regulated catchment within the meaning of <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .



Focus area 4: Resilience and Hazards		
4.1 Flooding	Not applicable	The site is not on flood prone land.
4.2 Coastal Management	Not applicable	<p>The site is not identified as being located in a coastal zone. It is not mapped in any of the following coastal management areas as defined in the coastal zone under the <i>Coastal Management Act 2016</i>:</p> <ul style="list-style-type: none">• coastal wetlands and littoral rainforest area• coastal vulnerability area• coastal environment area• coastal use area.
4.3 Planning for Bushfire Protection	Not applicable	The site is not identified on the Bushfire Prone Land Map.
4.4 Remediation of Contaminated Land	Not applicable	The proposal does not seek to rezone land, but rather to increase the maximum permissible building height and FSR.
4.5 Acid Sulfate Soils	Applicable	The proposal will demonstrate consistency with the Direction.
4.6 Mine Subsidence and Unstable Land	Not applicable	The site is not located in a mine subsidence district and has not been identified as unstable land.
Focus area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Applicable	The proposal will demonstrate consistency with the Direction.
5.2 Reserving Land for Public Purposes	Not applicable	The proposal does not seek to rezone land for a public purpose.
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable	The site is not located near regulated airports or a defence airfield.
5.4 Shooting Ranges	Not applicable	The site is not adjacent to/or adjoining an existing shooting range.
Focus area 6: Housing		
6.1 Residential zones	Applicable	The proposal will demonstrate consistency with the Direction.
6.2 Caravan Parks and Manufactured Home Estates	Not applicable	The proposal does not involve any caravan or manufactured home estates.
Focus area 7: Industry and Employment		
7.1 Employment Zones	Not applicable	The proposal does not seek to introduce employment zones on the site.
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable	The site is not located in the Byron Shire Council LGA.



7.3 Commercial and Retail Development along the Pacific Highway, North Coast

Not applicable

The site is not located along the Pacific Highway, North Coast.

Focus area 8: Resources and Energy

8.1 Mining, Petroleum Production and Extractive Industries

Not applicable

The proposal does not change the permissibility of mining on the site.

Focus area 9: Primary Production

9.1 Rural Zones

Not applicable

The site is not zoned rural.

9.2 Rural Lands

Not applicable

The site does not contain rural land.

9.3 Oyster Aquaculture

Not applicable

The site is not located on land in a priority oyster aquaculture area or oyster aquaculture area outside this area.

9.4 Farmland of State and Regional Significance on the NSW Far North Coast

Not applicable

The site is not located on the Far North Coast.



6 Site specific considerations

6.1 Built form and urban design

The development presents a significant opportunity to deliver a mixed-use development containing in-fill affordable housing in a location that has excellent access to public transport, services, and natural amenity. The development will benefit from the proposed amendment to CBLEP that will increase the maximum FSR and building height controls applying to the site to deliver a high-quality built form outcome. The additional floorspace and building heights will accommodate both market and affordable housing within the development.

The proposed development will contribute to the changing context of the locality while remaining sympathetic to the existing surrounding developments. The proposal ensures that surrounding dwellings receive adequate sunlight during mid-winter. The contemporary mix of materials and finishes will provide visual interest and contribute to the overall design of the development.

The urban form of the building is largely dictated by the Apartment Design Guide (ADG). The development will incorporate various articulating features and unique design elements that contribute to the emerging high-density character of the area. Detailed design considerations have been given to ensuring a positive urban design outcome, including active frontages with the building directly addressing the streets and public domain areas.

The proposed development will contribute to the evolving character of the area, aligning with the future planning context under the Council's Campsie Town Centre Master Plan (once approved), while remaining sensitive to the existing surrounding developments nearby. The proposal will ensure dwellings on surrounding sites receive adequate sunlight during mid-winter. The proposed contemporary mix of materials and finishes will provide visual interest and contribute to the overall design of the development.

The residential apartments have been carefully oriented to maximise outlook, solar access, views, and flexibility. The site planning strategy prioritises amenity through the inclusion of corner and dual-aspect apartments. The use of a single core with four lifts within the design increases the proportion of dual-aspect apartments, offering residents morning and afternoon sunlight, cross-ventilation, and expansive views.

The proposal will ensure the development achieves excellent amenity in terms of quantifiable controls, such as:

- Building setbacks
- Building setback and separation requirements
- Communal open space
- Solar access
- Natural cross ventilation.

6.2 Traffic and parking

For the purposes of this proposal, parking for the affordable housing component has been calculated in accordance with State Environmental Planning Policy (Housing) 2021 rates, while parking for the non-affordable housing component has been determined using the TfNSW Guide 2024 rates. Retail uses have been assessed based on the Council's DCP rates, and commercial uses have been evaluated according to the TfNSW Guide 2024 rates.

The proposed development currently provides 519 parking spaces, which meets the relevant parking rates and satisfies the minimum car parking requirements.

The EIS will be supported by a Traffic and Accessibility Impact Assessment and Green Travel Plan to assess the impacts of the proposal during construction and operation and outline measures to mitigate any traffic impacts.



6.3 Heritage

The site is not identified as a heritage item nor is located within a heritage conservation area. Three heritage items are located within close proximity to the site. Specifically:

- *Inter-War period theatre, formerly known as the Orion Theatre*– Local – Item I60 (151-155 Beamish Street)
- *Federation railway station buildings* – Local – Item I63 (Campsie Railway Station)
- *Inter war shop with dwelling above* – Local – Item I61 (158 Beamish Street)
- *Inter war shop with dwelling above* – Local – Item I62 (160 Beamish Street).

The EIS will be accompanied by a Statement of Heritage Impact Assessment to evaluate the potential effects on the nearby heritage items.

6.4 Campsie Town Centre Master Plan

The Gateway Determination for the Planning Proposal (Department Reference: PP-2024-2261), which seeks to amend the CBLEP to implement the Campsie Town Centre Master Plan, was issued by DPHI on 17 January 2025. The determination requires the Planning Proposal to be revised before it can proceed to public exhibition. This requirement has been duly considered and incorporated into the current proposal.

7 Consultation

The preparation of this SEARs request has been informed by discussions with the Department of Planning, Housing and Infrastructure (DPHI) during a meeting held on 1 April 2025. We were advised that no formal scoping meeting is required as the relevant matters were addressed during that meeting.

Engagement also occurred with Canterbury-Bankstown Council on 24 April 2025. Council was briefed on the project following the SSD declaration.

A community information session was held on 5 May 2025 opposite the site in Campsie Town Centre to provide an overview of the project and to receive early feedback that can be incorporated into the SSDA and rezoning. There was limited community attendance at the information session.

On 30 May 2025, DPHI advised that, prior to issuing SEARS, it will coordinate a Planning Focus Meeting with Canterbury Bankstown Council.

Further consultation with relevant government agencies and engagement with the community will be carried out throughout the project in accordance with the DPHI guidance 'Undertaking Engagement Guidelines for State Significant Projects (2021),' to inform the formulation and detailed design of the proposal for the SSDA.



8 Supporting documentation

The proposal will be supported by a range of studies and reports outlined in the table below. The list is based on the Industry Specific SEARS for in-fill Affordable Housing:

Table 10: Supporting technical reports

Technical study
Aboriginal Cultural Heritage Assessment Report
Accessibility Report
Acid Sulfate Soils Management Plan
Architectural Drawings
BASIX Certificate
BCA Compliance Report
Biodiversity Development Report Waiver
Construction Traffic Management Plan
CPTED Report
Design Report
Design Verification Statement
Engagement Report
Environmental Impact Statement, including an Explanation of Intended Effect
ESD Report
Estimated Development Cost Report
Geotechnical Report
Green Travel Plan
Infrastructure delivery, management and staging plan
Landscape Plan
Noise and Vibration Assessment
Pedestrian Wind Environmental Assessment
Preliminary Site Investigation (and if required Detailed Site Investigation and Remedial Action Plan)
Social Impact Assessment
Statement of Heritage Impact
Surface and Groundwater Assessment
Survey Plan
Transport and Accessibility Impact Assessment
Water Management Plan



Appendices



mecone.com.au
info@mecone.com.au
02 8667 8668