



Project Name: Redevelopment of Eastlakes Shopping Centre
Case ID: PDA-89314207

Proponent Details

Project Owner Info

Title	Ms
First Name	Glenda
Last name	Lam
Role/Position	COO
Phone	0282125592
Email	development@conquest.com
Address	Level 1 15 GEORGE STREET BURWOOD , New South Wales, 2134 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	NSW HOUSING CORPORATION PTY LTD
ABN	73656236190

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Glenda	Lam
Phone	Email	Role/Position
0282125592	development@conquest.com	Development Manager

Address

Level 1
15 GEORGE STREET
BURWOOD, New South Wales 2134
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Redevelopment of Eastlakes Shopping Centre
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD650,000,000.00
Indicative Operation Jobs	400
Indicative Construction Jobs	250
Number of Occupants	2,000
Number of Dwellings	1,000
Gross Floor Area (GFA) sqm	97,570
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	100

Description of the Development/Infrastructure

Mixed-use development, inclusive of residential apartment developments, Build to Rent housing above retail premises and basement parking.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	19A Evans Ave, Eastlakes
Site Address (Street number and name)	19A Evans Ave, Eastlakes, 2018
Site Co-ordinates - Latitude	-33.925282
Site Co-ordinates - Longitude	151.211

Local Government Area

Local Government	District Name	Region Name	Primary Region
Bayside	Eastern City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 30 in DP 1246820

Site Area

What is the total site area for your development?

Site Area sqm

17,740

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

Partly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

E1 - Local Centre

Bayside LEP 2021.

Shop-Top housing/ commercial/ residential component is permissible. The BtR component is not permissible and will require a change in zoning.

Are you proposing to rezone any land as part of your application?

Yes

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 19A EVANS AVENUE, EASTLAKES – BDAR WAIVER REQUEST

Land

Use

Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E1 Local Centre

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Bayside LEP 2021

Planning Systems SEPP

BASIX SEPP

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

DA Application: MP09_0146
MOD 1: MP09_0146-Mod-1
MOD 2: MP09_0146-Mod-2
MOD 3: MP09_0146-Mod-3
MOD 4: MP09_0146-Mod-4
MOD 5: MP09_0146-Mod-5

Would the project vary any development standard?

Yes

Describe the nature of variation.

Proposal would vary the height and floor space ratio.

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](#)

Yes

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?

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 - Part 1

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	19A Evans Avenue_Scoping Report_revised_11082025
File Name	Site Map