



Project Name: 10 London Street and 43 North Parade, Campsie
Case ID: PDA-90155957

Proponent Details

Project Owner Info

Title	Mr
First Name	Jeremy
Last name	Kwok
Role/Position	Assistant Developemnt Management
Phone	0466575976
Email	j.kwok@arada.com
Address	12 HARVEY STREET PYRMONT , 2009 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	ARADA DEVELOPMENT MANAGEMENT PTY LTD
ABN	56672812332

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Adam	Coburn
Phone	Email	Role/Position
0286678668	info@mecone.com.au	Associate Director

Address

Level 12, 179 Elizabeth St
Sydney, New South Wales 2000
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	10 London Street and 43 North Parade, Campsie
Industry	Residential & Commercial
Development Type	Residential & Commercial (Mixed use)
Estimated Development Cost (excl GST)	AUD90,000,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	0
Number of Occupants	0
Number of Dwellings	142
Gross Floor Area (GFA) sqm	17,855
Net Lettable Area (NLA) sqm	3,543

Description of the Development/Infrastructure

The proposal seeks approval for a 29 storey shop top housing development on the site, comprising of 142 residential apartments and approximately 3,543 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 to increase the maximum permissible height of buildings and floor space ratio development standards.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	10 London Street & 43 North Parade, Campsie
Site Address (Street number and name)	10 London Street & 43 North Parade, Campsie
Site Co-ordinates - Latitude	-33.909846
Site Co-ordinates - Longitude	151.103

Local Government Area

Local Government	District Name	Region Name	Primary Region
Canterbury-Bankstown	South District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

11/B/DP4190

10/B/DP4190

1/DP798655

Site Area

What is the total site area for your development?

Site Area sqm

1,690

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

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Shop top housing is permitted with consent in the E1 zone. Under the Campsie Planning Proposal, the site is proposed to be rezoned to MU1, which also permits shop top housing developments.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

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.

- Environmental Planning and Assessment Act 1979
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Canterbury Bankstown Local Environmental Plan 2023

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

Would the project vary any development standard?

Yes

Describe the nature of variation.

The Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023) permits a maximum building height of 27m (approx. 8 storeys), noting that the Campsie Planning

Proposal has a proposed height of 67m (approx. 20 storeys). This proposal requests an amendment to the Height of Buildings Map in the CBLEP 2023 to show a maximum height of building standard of 101m (29 storeys).

The CBLEP 2023 does not prescribe a maximum FSR development standard, however the Campsie Planning Proposal has a proposed FSR of 2.4:1, with incentive and sustainability FSRs permitting a maximum potential FSR of 6:1. This proposal requests an FSR of 10.95:1.

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 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

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 - Part 2

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

Attachments

File Name	Scoping Report - London Street, Campsie
File Name	Concept Plans
File Name	Survey Plan
File Name	Context Plan