

Project Name: Mixed-use development, Pyrmont Bridge Rd/Mallet St
Case ID: PDA-99725712

Proponent Details

Project Owner Info

Title	Mr
First Name	John
Last name	Mouawad
Role/Position	director
Phone	041 7899500
Email	john@nascon.com.au
Address	Suite 401, 16 Railway Parade Burwood , New South Wales, 2134 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	NASCON PTY LTD
ABN	21087779673

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	John	Mouawad
Phone	Email	Role/Position
0417899500	john@nascon.com.au	director

Address

Suite 401, 16 Railway Parade
Burwood, New South Wales 2134
AUS

Development Details

Engagement with the Department

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

No

Project Info

Project Name	Mixed-use development, Pyrmont Bridge Rd/Mallet St
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD96,000,000.00
Indicative Operation Jobs	20
Indicative Construction Jobs	250
Number of Occupants	200
Number of Dwellings	180
Gross Floor Area (GFA) sqm	18,000
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	27

Description of the Development/Infrastructure

Rezoning:

- Rezone the site from E4 General Industrial to MU1 Mixed Use.
- Introduce a maximum height of building of 80m.
- Increase maximum FSR from 1:1 to 8.5:1.

SSDA

Demolition and construction of a 24 storey mixed use development comprising 180 dwellings, including 15% affordable housing for 10 years, approximately 1350sqm of ground floor non-residential uses , basement levels containing 226 carparking spaces. Associated landscaping embellishments.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	63-65 Pyrmont Bridge Road, Annandale - HDA
Site Address (Street number and name)	Construction of a mixed use building
Site Co-ordinates - Latitude	-33.885952
Site Co-ordinates - Longitude	151.176

Local Government Area

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

Lot and DP

Lot and DP

Lot 1, DP126586

Site Area

What is the total site area for your development?

Site Area sqm

2,120

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

Permissibility of Proposal

Wholly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

The current zoning is E4 General Industrial, shop top housing is prohibited in the E4 zone under the Inner West LEP 2022

HDA EOI Number

244679

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?

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E4 General Industrial

Statutory Context 2

Legislation and EPIS

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

Inner West Local Environmental Plan 2022

State Environmental Planning Policy (Housing) 2021 – Chapter 2, Chapter 4

• State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4

• State Environmental Planning Policy (Sustainable Buildings) 2022

• State Environmental Planning Policy (Transport and Infrastructure) 2021 – Section 2.48, Section 2.119, Section 2.120, Section 2.122

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?

No

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?

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 - 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

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

No

Attachments

File Name	Appendix A - Scoping Summary Table
File Name	Appendix B - Preliminary Concept Plans
File Name	Scoping Report
File Name	Site map and context map