



Project Name: The Junction Mixed Use Development
Case ID: SSD-89050708

Applicant Details

Project Owner Info

Title	Mr
First Name	Mark
Last name	Randon
Role/Position	Development Manager
Phone	0423637001
Email	mark@dpcgroup.com.au
Address	256 DARBY STREET COOKS HILL , New South Wales, 2300 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	THE JUNCTION DEVELOPMENT COMPANY PTY LTD
ABN	32663176912

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Scott	Barwick
Phone	Email	Role/Position
0293809911	planning@sjb.com.au	Consultant

Address

SJB Planning, Level 2, 490 Crown St
Surry Hills, New South Wales 2010
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	The Junction Mixed Use Development
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD45,426,573.74
Indicative Operation Jobs	110
Indicative Construction Jobs	210
Number of Occupants	280
Number of Dwellings	38
Gross Floor Area (GFA) sqm	7,495
% of In-fill Affordable Housing	2.2
Number of In-fill Affordable Dwellings	2

Description of the Development/Infrastructure

Construction of a seven (7) storey building comprising shop top housing (including affordable housing), retail/commercial premises, basement parking, landscaping and associated works

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	The Junction Mixed Use Development - Corner Kenrick and Union Streets, The Junction
Site Address (Street number and name)	189 Union Street, 195-197 Union Street, 11 Kenrick Street and 15 Kenrick Street The Junction
Site Co-ordinates - Latitude	-32.937980
Site Co-ordinates - Longitude	151.759

Local Government Area

Local Government	District Name	Region Name	Primary Region
Newcastle City		Hunter	<input checked="" type="radio"/>

Lot and DP

Lot and DP

LOT 11 DP 737299

LOT 1023 DP 802877

LOT 26 DP 1057934

SP 32625

Site Area

What is the total site area for your development?

Site Area sqm

2,195

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name Owners Consent

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

EOI application ID 244944 date 7 March 2025 recommended by the HDA to be called in as an SSD. The Minister has made an order calling in the project on 26th May 2025 (Order No 8).

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)

E1 Local 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?

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

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

Refer to Table 1 of the ESD Report prepared by Aspire Sustainability Consulting (Appendix Z) which considers the above provisions

Is the development seeking certification from a sustainability rating system?

No

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Ryan
Last Name	Scott
Professional Qualification	Quantity surveyor
Registration details	BConMgt (BLDG) (Hons), MAIQS, CQS (12256)
Business Name	CORBETT SCOTT QUANTITY SURVEYING PTY LTD
Australian Business Number (ABN)	34671817628

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Refer to ESD Report

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

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](#)?*

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)?*

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](#)?*

Yes

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](#)?*

Yes

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

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number

4302

Accredited Organisation

PIA

REAP Name

Joanne McGuinness

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

Yes

Attachments

Attachments

File Name Existing Site Plan

File Name Appendix U - Remediation Action Plan

File Name Appendix GG - Statement of Heritage Impact

File Name	Appendix L - Transport Impact Assessment
File Name	Appendix T - Detailed Site Investigation
File Name	Appendix P - Integrated Water Management Plan
File Name	Appendix V - Acid Sulfate Soils Management Plan
File Name	Appendix W - Preliminary Mine Subsidence Modelling
File Name	Appendix S - Preliminary Geotechnical and Groundwater Repor
File Name	Appendix Y - Arboricultural Impact Assessment
File Name	The Junction Mixed Use Development - EIS
File Name	Appendix JJ - Access Report
File Name	Appendix KK - Visual Impact Assessment
File Name	Appendix X2 - Subsidence Advisory NSW Stamped Plans
File Name	Appendix O - Acoustic Assessment
File Name	Appendix R - Flood Impact and Risk Assessment
File Name	Appendix Q - Water and Sewer Servicing Requirements
File Name	Appendix E - Architectural Drawings
File Name	Appendix FF - Historical Archaeological Assessment
File Name	Appendix EE - ACHAR
File Name	Appendix F - Architectural Design Report
File Name	Appendix DD - Site Waste Minimisation and Management Plan
File Name	Appendix Z - ESD Report
File Name	Appendix H - Landscape Plans
File Name	Appendix II - BCA Capability Statement
File Name	Appendix N - EV Readiness Report
File Name	Appendix D - Survey Plan
File Name	Appendix M - Preliminary CTMP
File Name	Appendix K - Engagement Outcomes Report
File Name	Appendix J2 - EDC Report - Calculation Summary
File Name	Appendix G - Proposed Statutory Maps
File Name	Appendix HH - Registered Community Housing Provider Letter
File Name	Appendix J1 - Estimated Development Cost Report
File Name	Appendix I - BDAR Waiver
File Name	Appendix X1 - Subsidence Advisory NSW Determination
File Name	The Junction Mixed Use Development - EIS Summary
File Name	Appendix AA - Embodied Emissions Materials Form
File Name	Appendix CC - NatHERS Certificate
File Name	Appendix B - Statutory Compliance Table
File Name	Appendix C - Mitigation Measures
File Name	Appendix BB - BASIX Certificate
File Name	Appendix A - SEARs Compliance Table