



CONCURRENT REZONING REPORT

19A EVANS AVENUE, EASTLAKES

State Significant Development

Application SSD-90572458

Main Works for Eastlakes Mixed-Use Development

Submitted to Department of Planning,
Housing & Infrastructure

On behalf of Builtcom Developments Eastlakes Pty Ltd

May 2026

E: info@principleplanning.com.au

P: 02 9030 5501

W: www.principleplanning.com.au

TABLE OF CONTENTS

1. REZONING PROPOSAL3

2. PROPOSED AMENDMENTS5

3. STRATEGIC AND SITE-SPECIFIC MERIT7

4. RELEVANT ISSUES10

5. CONSULTATION12

6. CONCLUSION16

1. Rezoning Proposal

Overview

This Concurrent Rezoning Report has been prepared by PRINCIPLE Planning + Urban Design (PPUD) on behalf of Builtcom Development Eastlakes Pty Ltd. It is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) for a Mixed-Use development at 19A Evans Avenue, Eastlakes.

Site Description

The site is known as 19A Evans Avenue, Eastlakes and is located within the Bayside local government area (LGA). The site is legally known as Lot 30 in DP1246820.

The site is located adjacent to Jack Munday Reserve and is bounded by Barber Avenue and Evans Avenue. It is approximately 50m to the nearest bus stop, 2.5km to Mascot Station, 2.9km to Green Square Station and 2.9km to Juniors Kingsford Light Rail stop. The site is generally flat and regular in shape. It is zoned E1 Local Centre with a total site area of 17,960m². The frontage to Jack Munday Reserve is 148.47m, frontage to Evans Avenue is 142.665m, the western border along Barber Avenue is 120.165m and the southern border along Barber Avenue is 114.63m². The site is shown in **Figure 1** below.



Figure 1. Aerial Map of subject site (Source: Six Maps, 2025)

Local Context

The site is located in the Eastlakes local centre, to the south of Gardeners Road, approximately 7km south of the Sydney CBD. Immediately to the north of the site is an 11-storey mixed use development with commercial uses on the ground floor and dwellings above. To the south and east are numerous three storey 'walk up' brick apartment buildings. To the west is Jack Munday Reserve. The site connects by bus to the surrounding areas of Mascot, Green Square, Kingsford and Randwick.

Proposed Development

This SSDA seeks consent for the construction of a mixed-use development comprising of a two-storey podium containing specialty retail and commercial tenancies on ground level and second level, with four 14- to 18-storey residential buildings above the existing ground level. The development includes communal open space on Levels 4, 14, 17, and 18, as well as 1223 number of car parking spaces within four levels of basement (the basement structure was proposed as part of an early works SSD application). The proposal comprises of a total of 736 dwellings inclusive of 74 affordable dwellings, 521 market housing and 215 Build-to-Rent (BTR) dwellings. Some dwellings will function as dual-key units which could increase the total number of dwellings to 877. The development also includes stratum and strata subdivision at 19A Evans Avenue, Eastlakes.

2. Proposed Amendments

Under *State Significant Development Declaration Order 2025*, dated 23 July 2025, the Minister for Planning and Public Spaces declared that the subject proposal and site to be State significant development and concurrent state rezoning with EOI number 255247. The Housing Delivery Authority (HDA) provides a clear planning pathway for large residential and mixed-use developments to be assessed as SSD with a concurrent rezoning. This process aims to improve consistency in planning decisions and accelerate assessment without sacrificing housing quality.

The proposal utilises the pathway offered by the Housing Delivery Authority (HDA) to deliver housing that addresses the housing crisis and meets Housing Accord targets. This concurrent rezoning report seeks an amendment to the Floor Space Ratio (FSR) and Height of Building Maps under *Bayside Local Environmental Plan 2021* (BLEP 2021).

Proposed changes on BLEP 2021

It is proposed to amend the Land Use Zone, FSR and Height of Buildings Maps (011) in the *Bayside Local Environmental Plan 2021* (BLEP 2021). The proposed changes are as follows and as summarised in **Table 1**:

(1) The proposed changes apply to the following land in the Bayside LGA-

- Lot 30 in DP 1246820

Amendment of Land Use Zone Maps (NSW Planning Portal Digital EPI Viewer)

- Change the land use zone from E1 – Local Centre to MU1 – Mixed Use at 19A Evans Avenue, Eastlakes (shown in **Figure 2** and **Figure 3**).

Amendment of FSR and Height of Buildings Maps (011)

- Increase the maximum height of building to 66m for 19A Evans Avenue, Eastlakes (shown in **Figure 4** and **Figure 5**).
- Increase the maximum permissible FSR to 5.5:1 for 19A Evans Avenue, Eastlakes (shown in **Figure 6** and **Figure 7**).

Table 1. Current and proposed LEP provisions

LEP Provision	Current	Proposed
Land Use Zoning	E1 – Local Centre	MU1 – Mixed Use
Height of Building	14m	66m
Floor Space Ratio (FSR)	1.5:1	5.5:1

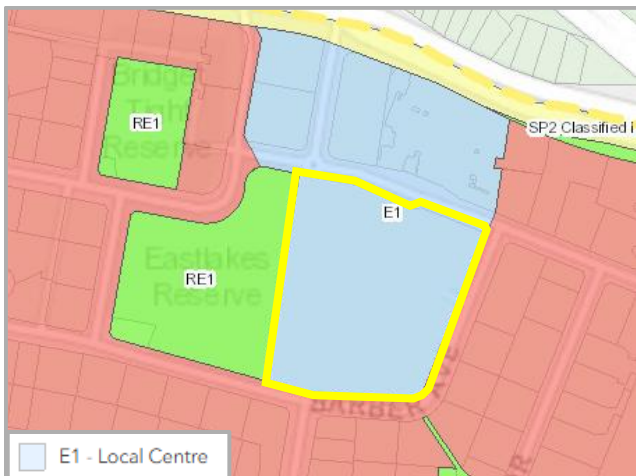


Figure 2. Existing Land Use Map (Source: BLEP 2021/PPUD, 2026)

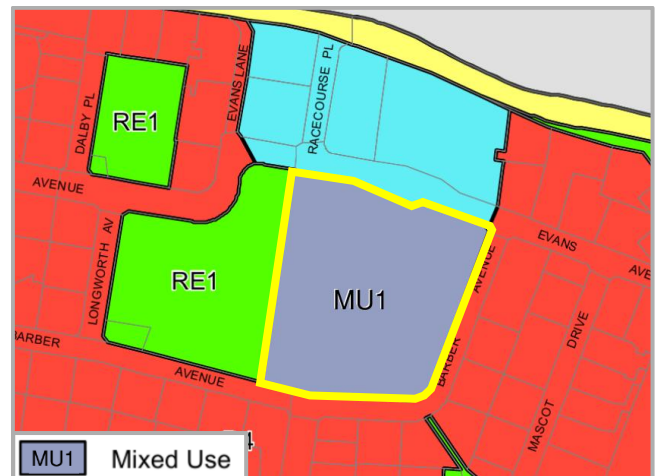


Figure 3. Proposed Land Use Map (Source: BLEP 2021/PPUD, 2026)

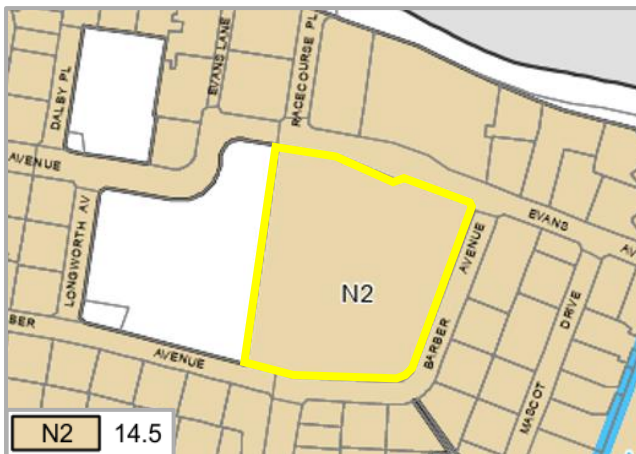


Figure 4. Existing Height of Buildings Map (Source: BLEP 2021 Map 011/PPUD, 2026)

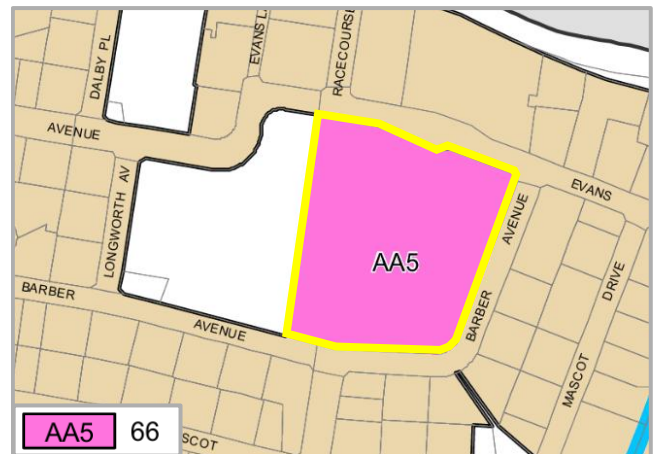


Figure 5. Proposed height of Buildings Map (Source: BLEP 2021 Map 011/PPUD, 2026)

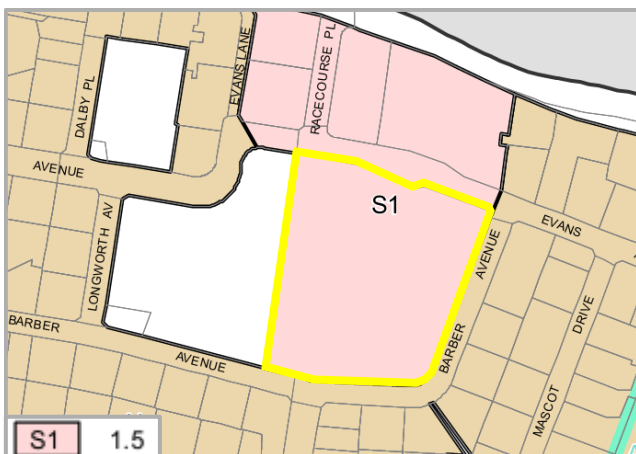


Figure 6. Existing FSR Map (Source: BLEP 2021 Map 011/PPUD, 2026)

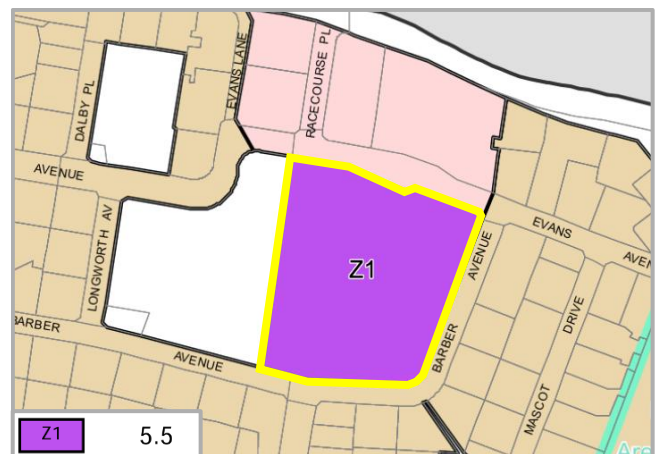


Figure 7. Proposed FSR Map (Source: BLEP 2021 Map 011/PPUD)

3. Strategic and Site-Specific Merit

Strategic Planning Merit

Greater Sydney Region Plan (GSRP)

The proposed amendments will enable additional housing, including affordable housing. Such housing will improve affordability, which in turn supports productivity. The Greater Sydney Region Plan (Region Plan) is the overarching strategic plan that seeks to shape future development for the Sydney metropolitan area over the next 40 years. Under the Region Plan, the site is located within the Eastern City District, which is the most competitive global precinct due to the Harbour CBD being Australia's global gateway and financial capital.

The project is consistent with the following objectives of the Region Plan:

- *Objective 10: Greater housing supply.*
The project will provide additional housing supply in the form of 74 affordable housing dwellings.
- *Objective 11: Housing is more diverse and affordable.*
The project will provide a range of residential unit mix such as affordable dwellings which will ensure contribution to housing diversity, as well as provide an important affordable housing component. Through the delivery of affordable and build to rent dwellings, the local housing market will be more diverse and affordable. The proposal will also provide a combination of 1-, 2- and 3-bedroom dwellings. Dwellings will also be offered in 'build to rent' as well as build to sell format, which provides even further dwelling diversity.
- *Objective 12: Great places that bring people together.*
The proposed development effectively provides an entire precinct. It will include a variety of commercial and retail offerings to support resident's needs, but to also act as a meeting opportunity. A range of privately owned, but publicly accessible through site links are provided which enable congregation are also proposed. Similarly, the main entries to the site, from Evans Avenue and Jack Munday Reserve, act as 'squares' which enable congregation for members of the public. Otherwise, several commercial spaces are likely to include gyms, cafes, restaurants and the like, which will enable people to congregate.
- *Objective 14: Integrated land use and transport creates walkable and 30-minute cities.*
The site incorporates an extensive range of services such as a shopping centre, is close to bus services and directly adjacent to open space. Therefore, it is evident that the site is in a strategic location and provides convenient access to transport facilities and economic and recreational opportunities, all within a 30-minute radius. It is also worth noting that the site has good access to an extensive bus service which may be enhanced as part of the proposal. Bayside Council is also considering implementing a bicycle network in the locality which also enhances alternative transport measures.
- *Objective 22: Investment and business activity in centres.*
The increased dwelling density will support local businesses and services, fostering economic activity and investment. The additional businesses will also provide accessible goods, jobs and services to the community.

Given the above, the proposal is consistent with and will give effect to the provisions of the Greater Sydney Region Plan.

Eastern City District Plan

The District plans are a guide to implementing the regional Plan and provide the basis for future strategic planning at a local level.

The site is situated in the Eastern District. The Eastern City District Plan is a plan that covers the Canada Bay, Burwood, Strathfield, Inner West, Sydney, Woollahra, Waverley, Randwick and Bayside Council areas. It is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40 year vision of Greater Sydney.

The proposed development is consistent with the following priorities in the Eastern City District Plan:

- ***Planning Priority E1: Planning for a city supported by infrastructure.***
The proposed development is located approximately 150m walking distance to several bus stops along Evans Avenue. These stops provide connectivity to a variety of centres including Green Square, UNSW, Mascot, the Sydney CBD, as well as Sydney Airport. As part of ongoing discussions with TfNSW, the proponent has raised options to improve the bus network, via improved bus stop facilities as well as possibly a new entire bus service. These measures remain under discussion with TfNSW and Bayside Council. It is also noted that Bayside Council has completed advanced investigations into expanding the local bicycle network which would support the proposal. The proposal itself will also include infrastructure related service, such as a childcare centre as well as medical services. These provisions improve the social infrastructure options for the local population.
- ***Planning Priority E4 Fostering healthy, creative, culturally rich and socially connected communities.***
The proposed development incorporates a shopping centre, is located adjacent to open space and is in proximity to Eastlakes Public School. The site benefits from walkable streets which provides direct accessible and safe pedestrian connections from homes to schools, restaurants, shops, health facilities as well as public and recreational facilities. A range of congregation areas are incorporated into the proposal which will foster social connectivity.
- ***Planning Priority E5 Providing housing supply, choice and affordability, with access to jobs services and public transport.***
The proposed development will provide housing supply in the form of 736 housing units including 147 adaptable units and 74 affordable units. All dwellings will be provided in a combination of 1-, 2-and 3-bedroom configuration as well as build to rent and build to sell tenure to maximise choice and affordability. Such dwellings will be provided access to employment opportunities within the site itself given its extensive proposed commercial floor area, or employment opportunities elsewhere via the surrounding road network, bus network and expanding active transport network.
- ***Planning Priority E6 Creating and renewing great places and local centres, and respecting the District's heritage.***
The subject site has included an arguably outdated shopping centre. The proposal will renew the site, inclusive of a new supermarket and a range of supportive retail offerings. These uses will be provided with high quality finishes and a walkable environment.
- ***Planning Priority E10 – Delivering integrated land use and transport planning and a 30-minute city.***
The proposal is for the redevelopment of a local centre, providing residents access to services in a 30 minute city and connecting to the local strategic centre (Mascot) within 20 minutes by bus. This improves access to local jobs and services for residents and reduces the need for people to travel long distances to access jobs and services. Extensive services will be provided within the proposal itself, ensuring

residents on the site and immediate surrounds have convenient access to services without have to travel via vehicles or the like.

- *Planning Priority E11 Growing investment, business opportunities and jobs in strategic centres.*
As mentioned above, the site is located within a walking distance of less than 150m to public transport infrastructure connecting to locations of employment and study. The proposed development will benefit from its proximity to these adjoining land uses and public transport infrastructure. The development also provides additional retail/commercial tenancies which will provide new services and, in turn, provide employment opportunities.

Given the above, the proposal would also be consistent with and give effect to the Eastern City District Plan.

Bayside Local Housing Strategy July 2020 (LHS) & Local Strategic Planning Statement (LSPS)

For the reasons stated in relation to the GSRP and the ECDP, the proposal would also be consistent with and give effect to the LHS and LSPS.

Site Specific Merit

The site is mostly free of hazards such as bushfire, heritage, ecology and the like. A small amount of low-risk flood prone landforms part of the southeastern corner of the site. The site was previously a shopping centre and already benefits from Major Projects Approval **MP09_0146** (as modified) for a new shopping centre with apartments above. This consent has already been activated in the form of basement excavations. The site also adjoins a public park which offers substantial amenity. A comprehensive bus service services the site and surrounds, which provides connectivity to a range of centres.

The site is arguably large in area and reasonably regularly shaped. All these measures present an easily developable site.

Based on the above, the site demonstrated site specific merit for the proposed rezoning.

4. Relevant Issues

The Environmental Impact Statement to which this PP accompanies provides an in-depth assessment of constraints and opportunities as they apply to the site and surrounding context. They can be summarised as follows:

- **Connecting with Country**
 - Project stakeholders have been engaged throughout the design thinking process to discuss how the project can facilitate co-design, bringing community insights into the design principles of the project. A Walk on Country on the subject site was undertaken on 18th of February 2026 with Elder Aunty Barb Simms, Aunty Yvonne Simms and Aunty Marg Simms and the project team. The Walk on Country between the project team and the Elders allowed collaboration and blend of modern design with Indigenous Traditional input.
 - The architectural and landscape design for the proposed development stems from design principles of Connecting with country, drawing inspiration from the ecological character and natural systems of the Botany Sands as well as reflecting stories, movement and rhythm of Country. The freshwater wetlands and riparian ecologies have been implemented in the shape of the communal open space, circulation and casual gathering areas. The building and its surrounding landscape have been envisioned to achieve a vibrant and inclusive community where both the public and residential communal open spaces act as social gathering hubs. The rear of the proposed development enables a direct connection to Jack Munday Reserve, reinforcing the environmental legacy of the suburb.
- **Environmental**
 - It has been demonstrated that the site is without any, bushfire, biodiversity, contamination or heritage related constraints. On the contrary, the site provides high amenity given its proximity to several public open spaces. The site is affected by low-risk flooding in the southeastern corner of the site only. This element has been adequately mitigated in the design which forms part of the EIS.
- **Social and Economic**
 - The height of building and FSR amendments proposed in this PP will enable a high-quality designed mixed-use development as well as additional market and affordable housing. Both forms of housing are in extremely high demand currently. The dwellings will have high amenity but will avoid unreasonable environmental impacts to adjoining allotments.
 - The proposed development provides additional commercial, and retail uses within the area. It also attracts new businesses, supports existing enterprises, and increases the diversity of services available to the community. This, in turn, stimulates local economic activity, creates employment opportunities, and enhances the overall vitality and resilience of the local economy.
- **Infrastructure funding and delivery**
 - As indicated in the EIS, the proponent will upgrade drainage and the like along the relevant sections of Barber Avenue and Evans Avenue. The footpath extending around the subject site will also be upgraded and widened where appropriate.

- During the preparation of the EIS, discussions were held with Transport for NSW (TfNSW) as well as Bayside Council in relation to improving bus facilities as well as Jack Munday Reserve. The proponent is willing to continue such discussions.
- Any SSD consent will also be subject to Section 7.11 and 7.12 Contributions as well as Housing and Productivity Contributions.
- **Aviation Impacts**
 - The proposal's overall height is in line with the 'PANS OPS'. Aviation Impact Assessments have been undertaken to demonstrate that the proposal will not result in any adverse impacts. This aside, additional post consent Controlled Activity Applications would be required.

5. Consultation

Community Engagement Tools

A range of community engagement tools were required and have been implemented for the proposal as outlined below:

Table 2. Engagement methods

Tool/Technique	Description
Letterbox Drop to neighbouring premises 	A project notice containing key information and an invitation to contact the report author for further details was distributed to approximately 1200 households located near the site that will be potentially affected by the proposal. The notification letter advised the community of the impending SSDA being prepared by the Applicant and invited them to provide feedback on the proposal. The letter also provided contact details of where to seek further information and where to send any questions or submissions. A map illustrating the extent of the consultation area is included in Chapter 5.1 of the EIS.
Community Survey 	A community survey was developed to provide residents with an opportunity to share written feedback (in addition to verbal feedback) on the proposal and its potential impacts on the local community. The survey was prepared for residents attending the community consultation session and is intended to help the project team better understand their perspectives and background information. A copy of the survey is included within the Community Engagement Outcomes Report in Appendix I to the EIS.
Project Fact Sheet 	A 'take home' project fact sheet was distributed to the residents who attended the community consultation session on 7 May 2026. The fact sheet included information about the proposal, architectural design intent and heritage consideration. Specifically, information about the proposal's number of dwellings, parking spaces and overall gross floor area were provided, for example. A copy of the fact sheet is included within the Community Engagement Outcomes Report in Appendix I to the EIS.

Letters/emails to Schools and Government Bodies 	Letters and emails were sent to a range of churches, schools, childcare centres and government departments, including: • Bayside Council • Mayor of the City of Botany Bay • Mascot Police Station • Botany City Church • Eastlakes Public School • JJ Cahill Memorial High School • Kensington Eastlakes Anglican Church • Mascot Child Care Centre • Noahs Ark Learning Academy Eastlakes • St George Ancient Church of the East • St Therese Catholic Church • St Therese Catholic Primary School
Response to Government Agencies 	Furthermore, engagement was undertaken with the following State Government Agencies: • Transport for NSW, • Ausgrid, • Department of Education, • Sydney Airport Corporation Limited, • FlySafe • Sydney Water, and • Fire and Rescue NSW
Walk on Country 	A Walk on Country with Aboriginal Elders was undertaken on 18 February 2026.
SDRP Meeting 	A meeting was held with the State Design Review Panel to develop 'Main Works' for the proposal on 26 February 2026.

Community Consultation Sessions



Two community consultation sessions were held at 10am and 12pm on 7 May 2026 at Alf Kay Eastlakes Community Centre. During these sessions, representatives from the project team presented information and responded directly to questions from community members. Representatives at the sessions from or on behalf of the proponent are as outlined below:

Conquest

Ziad Zeino – Senior Development Manager
Dustin Brade – Design Director

Principle Planning and Urban Design

Carlo Di Giulio – Director of Planning
Serena Li – Town Planner
Shilin Zheng – Town Planner

DKO

Frank Alvarez – Retail/Mixed-Use Director

PTC Consultant

Jake Jansen – Senior Traffic Engineer

Astrolabe Group

Matthew Burch – Project Consultant
Jasmine He – Project Consultant

Details of the outcomes from the community consultation are provided following this table.

Consultation Outcomes

A community consultation session was held on-site on 7 May 2025. The session comprised of two individual meetings, one at 10am to 11am, and the second session at 12.00pm to 1.00pm. Approximately 50 local residents attended the sessions.

Key feedback and concerns raised during the consultation period are as follows:

- Traffic Congestion.
- Parking availability.
- Pedestrian accessibility.
- Lack of public transport.
- Overshadowing & View Impacts
- Affordable Rental Housing
- Building Height, Size and Scale

Ongoing Feedback & Actions

Ongoing channels of communication were made available to interested parties throughout the process, via phone calls and emails in particular.

Concerns raised during the consultation period were considered during the design phase, as follows:

- A Traffic Impact Assessment attached in **Appendix T** of the EIS has been carried out by PTC to determine whether traffic management infrastructure is required. The report concludes that the proposed development is not expected to have a significant negative impact to the local road network performance. This aside, the proponent has ongoing discussions with TfNSW in relation to potentially upgrading local bus services. It is also noted that Bayside Council is considering an expansion of the existing active transport network.
- The buildings have been designed to comply with the Apartment Design Guide building separation distances to ensure minimised view impact and overshadowing, particularly with regard to likely future built form context.
- Whilst additional public entries to the site along its southern edge would be ideal, it is difficult to achieve given it is a sensible location for a loading dock and the position of a supermarket tenancy within the site makes additional entries difficult to achieve.

Consultation with Bayside Council regarding public infrastructure

Several meetings were undertaken with Bayside Council directly and indirectly. A meeting was held directly with Bayside Council on 5 November 2025 to introduce the proposal, seek their general feedback, as well as seek their feedback in relation to infrastructure related items.

A further meeting was held with Bayside Council to discuss, amongst other items, the provision and dedication of a community facility onsite.

Bayside Council also attended a meeting in relation to transport infrastructure, which was also attended by TfNSW and the NSW Department of Planning, Housing and Infrastructure (DPHI). This meeting was held on 26 March 2026.

6. Conclusion

This Planning Proposal for amendment to the land use zoning, FSR and height of buildings maps under Bayside LEP 2021 utilises the pathway offered by Housing Delivery Authority. The site-specific provisions relate to amendments for land use zone, height of building and FSR. The site-specific provisions will enable additional market housing as well as affordable housing with high amenity, and without unreasonable impacts to adjoining allotments. The rezoning will also enable new commercial and/or retail floor space which offers significant convenience services as well as employment opportunities.

It has been demonstrated that the PP has strategic and site-specific merit. The site is without any prohibitive constraints. The proposed provisions will also contribute to the likely delivery of upgraded open space that will be of significant public benefit. Given the above, the PP warrants support.