



Project Name: Redevelopment of Eastlakes Shopping Centre  
Case ID: SSD-90572458

Applicant Details

Project Owner Info

|               |                            |
|---------------|----------------------------|
| Title         | Mr                         |
| First Name    | Ziad                       |
| Last name     | Zeino                      |
| Role/Position | Senior Development Manager |
| 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

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

|                                        |                                            |
|----------------------------------------|--------------------------------------------|
| Project Name                           | Redevelopment of Eastlakes Shopping Centre |
| Industry                               | Residential & Commercial                   |
| Development Type                       | HDA Housing                                |
| Estimated Development Cost (excl GST)  | AUD362,000,000.00                          |
| Indicative Operation Jobs              | 200                                        |
| Indicative Construction Jobs           | 866                                        |
| Number of Occupants                    | 1,300                                      |
| Number of Dwellings                    | 736                                        |
| Gross Floor Area (GFA) sqm             | 95,073                                     |
| % of In-fill Affordable Housing        | 10                                         |
| Number of In-fill Affordable Dwellings | 74                                         |

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

Description of Changes

Briefly describe the proposed changes to the application  
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      |  |

### 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

17,956

### Landowners Consent

#### Is Landowner's consent required?

Yes

#### Do you have the written consent of all landowners?

Yes

### Attachments

|           |                                 |
|-----------|---------------------------------|
| File Name | Owners_Consent_19A Evans Ave_MW |
|-----------|---------------------------------|

### 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

Housing Delivery Authority – Expression of Interest – 255247

The HDA has recommended the project be called in as SSD and the Minister has made such an order calling in the project on 15 July 2025.

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

Partly Prohibited

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

Yes

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.

### 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?  
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

## Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?  
Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?  
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?  
Yes

Does the application include preliminary engineering drawings of the work to be carried out?\*

Yes

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)?\*

Yes

Does the application include documentary evidence that such arrangements have been made?\*

Yes

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](#)?\*

Yes

Does the application include a BASIX certificate or BASIX certificates for the development, issued no earlier than 3 months before the date on which the application is made?\*

Yes

Do the architectural drawings included with the application contain such other matters (details of all commitments listed in the BASIX Certificate(s) and associated NatHERS Certificate(s)) as any BASIX certificate for the development requires?\*

Yes

Does the application include such other documents (e.g. NatHERS Certificate) as any BASIX certificate for the development requires to accompany the application?\*

Yes

Does the application involve the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling?\*

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)?\*

Yes

Does the application include such other documents (e.g. NatHERS Certificate) as any BASIX certificate for the development requires to accompany the application?\*

Yes

Do the architectural drawings included with the application contain such other matters (details of all commitments listed in the BASIX Certificate(s) and associated NatHERS Certificate(s)) as any BASIX certificate for the development requires?\*

Yes

## 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

### REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

| REAP Number | Accredited Organisation | REAP Name       |
|-------------|-------------------------|-----------------|
| 99502       | PIA                     | Carlo Di Giulio |

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

Yes

### Attachments

#### Attachments

|           |                                                             |
|-----------|-------------------------------------------------------------|
| File Name | APPENDIX A - SEARs Compliance Table                         |
| File Name | APPENDIX II - Concurrent Rezoning Report                    |
| File Name | EIS - Main Works - 19A Evans Avenue, Eastlakes_20260630     |
| File Name | APPENDIX E - SSD Declaration Order                          |
| File Name | APPENDIX K - Estimated Development Cost Report Part A       |
| File Name | APPENDIX D - Statutory Compliance Table                     |
| File Name | APPENDIX K - Estimated Development Cost Report Part B       |
| File Name | GIS                                                         |
| File Name | APPENDIX L - Architectural Plans                            |
| File Name | APPENDIX W - Visual Impact Assessment                       |
| File Name | APPENDIX M - Detailed Site Investigation                    |
| File Name | APPENDIX O - Integrated Water Management Plan               |
| File Name | APPENDIX LL - Connecting with Country Report                |
| File Name | APPENDIX P - Geotechnical Investigation                     |
| File Name | APPENDIX T - Traffic Impact Assessment                      |
| File Name | APPENDIX F - Design Report                                  |
| File Name | APPENDIX Y - Landscape Design Report                        |
| File Name | APPENDIX N - Community Consultation Letter                  |
| File Name | APPENDIX GG - Aviation Impact Assessment                    |
| File Name | APPENDIX S - Flood Impact and Risk Assessment               |
| File Name | APPENDIX Z - Landscape Plans                                |
| File Name | APPENDIX R - Noise and Vibration Assessment                 |
| File Name | APPENDIX BB - NatHERS Certificate                           |
| File Name | APPENDIX EE - Crime Prevention Through Environmental Design |
| File Name | APPENDIX X - Solar Light Reflectivity Study                 |
| File Name | APPENDIX U - Arboricultural Impact Assessment               |
| File Name | APPENDIX Q - Opereational Waste Management Plan             |
| File Name | APPENDIX TT - Loading Dock Management Plan                  |
| File Name | APPENDIX KK - NABERS Embodied Emissions Material Form       |
| File Name | APPENDIX I - Community Engagement Outcomes Report           |
| File Name | APPENDIX FF - BASIX Report                                  |
| File Name | APPENDIX V - Aboriginal Heritage Due Dilligence Assessment  |
| File Name | APPENDIX DD - Social Impact Assessment                      |
| File Name | APPENDIX SS - European Heritage Statement                   |
| File Name | APPENDIX QQ - ESD Report                                    |
| File Name | APPENDIX RR - Section J Report                              |
| File Name | APPENDIX OO - Fire Safety Assessment                        |
| File Name | APPENDIX PP - Utilities and Services Statement              |
| File Name | APPENDIX MM - Accessibility Compliance Report               |

|           |                                                            |
|-----------|------------------------------------------------------------|
| File Name | APPENDIX C - BDAR Waiver Request                           |
| File Name | Appendix H - ADG Compliance                                |
| File Name | APPENDIX NN - Community Housing Provider Letter            |
| File Name | APPENDIX J - Survey Plan                                   |
| File Name | APPENDIX HH - Pedestrian Wind Environment Statement        |
| File Name | APPENDIX CC - BCA                                          |
| File Name | APPENDIX G - Design Verification Statement                 |
| File Name | APPENDIX JJ - Draft Plan of Management                     |
| File Name | APPENDIX B - BDAR Waiver Approval Letter and Determination |
| File Name | APPENDIX AA - BASIX Certificate                            |