



Project Name: Shop-top housing at Campsie & Assets St, Campsie
Case ID: SSD-99727456

Applicant Details

Project Owner Info

Title	Mr.
First Name	John
Last name	Mouawad
Role/Position	Director
Phone	0417899500
Email	john@nascon.com.au
	PO Box 814
Address	Bowral , New South Wales, 2576 , 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	Aaron	Sutherland
Phone	Email	Role/Position
0410452371	aaron@sutherlandplanning.com.au	Director

Address

91A
SHEPHERD STREET
BOWRAL, New South Wales 2576
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Shop-top housing at Campsie & Assets St, Campsie
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD68,249,279.00
Indicative Operation Jobs	24
Indicative Construction Jobs	136
Number of Occupants	242
Number of Dwellings	116
Gross Floor Area (GFA) sqm	11,648
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	12

Description of amended development
Demolition of existing structures and construction of a 16 storey mixed use development comprising ground and first floor childcare centre, ground floor neighbourhood shop, and 116 residential apartments above with basement car parking

Description of Changes

Briefly describe the proposed changes to the application
N/A

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Campsie Street, Campsie
Site Address (Street number and name)	26-30 Campsie Street and 1 Assets Street, Campsie
Site Co-ordinates - Latitude	-33.909710
Site Co-ordinates - Longitude	151.101

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Canterbury-Bankstown	South District	Sydney		

Lot and DP

Lot and DP

Lot E DP386545; Lot D, DP386545; Lot A DP369868; Lot 74, DP5930; Lot C DP369868

Site Area

What is the total site area for your development?

Site Area sqm

1,722

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Owners Consent
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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

Declared SSD by the Minister

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

HDA EOI Number

274386

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R4 High Density Residential

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](#))

No

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 Appendix 14

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	Robert
Last Name	Romanous
Professional Qualification	Engineer
Registration details	NatHERS Accreditation
Business Name	EBS CONSULTANTS PTY LTD
Australian Business Number (ABN)	19698161143

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 form

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)?

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](#)?*

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](#)?*

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](#)?*

No

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

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number
145648

Accredited Organisation
PIA

REAP Name
Aaron Sutherland

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 32 - Preliminary Site Investigation
File Name	Appendix 6a - Architectural Package_Part1
File Name	Appendix 6b - Architectural Package_Part2
File Name	GIS data not required
File Name	Appendix 20a - EDC Report (Commercial in Confidence)
File Name	Appendix 8 - Landscape Package
File Name	Appendix 13d - EBS Stamped Drawings
File Name	Appendix 7a - Design Report
File Name	Appendix 29 - Visual Impact Analysis Report
File Name	Appendix 18 - Integrated Water Management Plan
File Name	Appendix 9 - Geotechnical Investigation
File Name	Appendix 7b - Design Verification Statement
File Name	Appendix 30 - Statement of Heritage Impact
File Name	EI&RS - 26-30 Campsie Street and 1 Assets Street, Campsie
File Name	Appendix 11 - Traffic and Parking Report and CTMP
File Name	Appendix 31 - Arboricultural Impact Assessment
File Name	20165-SSDA Stage Embodied Emissions Form-r1
File Name	Appendix 17 - Stormwater Concept Plan
File Name	Appendix 26 - Social Impact Assessment
File Name	Appendix 33 - Flood Advice
File Name	Appendix 24 - Biodiversity Development Assessment Report
File Name	Appendix 21 - Connecting to Country Report
File Name	Appendix 22 - Aboriginal Heritage Impact Assessment
File Name	Appendix 14b - Section J Report
File Name	Appendix 27 - Community Engagement Report
File Name	Appendix 12 - Acoustic Report
File Name	Appendix 19 - Civil Package
File Name	Appendix 23 - Wind Report
File Name	Appendix 25b - BDAR Waiver Determination
File Name	Appendix 14a - ESD Report
File Name	Appendix 13b - BASIX Report
File Name	Appendix 25a - DPHI BDAR Waiver Determination Letter
File Name	Appendix 16 - Accessibility Report
File Name	Appendix 20 - EDC Report
File Name	Appendix 15 - Waste Management Plan
File Name	Appendix 5 - Survey
File Name	Appendix 28 - Affordable Housing Nomination
File Name	Appendix 1 - SEARs
File Name	Appendix 13c - EBS NatHERS Certificate
File Name	Appendix 10 - Hydrogeological Assessment
File Name	Appendix 34 - Childcare Centre Plan of Management
File Name	Appendix 3 - Statutory Summary
File Name	Appendix 13a - BASIX Certificate
File Name	Appendix 2 - Sears Compliance Table
File Name	Appendix 4 - Mitigation Measures