



Project Name: Blackwattle Bay - Detailed Building 1
Case ID: PDA-121634489

Proponent Details

Project Owner Info

Title	Mr.
First Name	Mark
Last name	Thompson
Role/Position	Senior Development Manager
Phone	0492197075
Email	mark.thompson@thelivingcompany.com.au
Address	Level 14 275 George Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes	
Company Name	THE TRUSTEE FOR SCAPE JV3 BLACKWATTLE PROPERTY TRUST
ABN	42636604879

Primary Contact Info

Are you the primary contact?

Yes			
Title	First Name	Last Name	
Ms	Morgan	Blamey	
Phone	Email	Role/Position	
0431416259	mblamey@beamplanning.com.au	Planner	

Address
Suite 7.01
60 Carrington Street
Sydney, New South Wales 2000
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Blackwattle Bay - Detailed Building 1
Industry	Residential & Commercial
Development Type	Residential & Commercial (Mixed use)
Estimated Development Cost (excl GST)	AUD165,000,000.00
Indicative Operation Jobs	20
Indicative Construction Jobs	330
Number of Occupants	624
Number of Dwellings	0
Gross Floor Area (GFA) sqm	18,248
Net Lettable Area (NLA) sqm	611

Description of the Development/Infrastructure
This proposed SSDA seeks consent for the construction of a 27 storey co-living building comprising approximately 601 rooms, ground floor retail premises, communal living areas and communal open space at 56-60 Pyrmont Bridge Road, Pyrmont. The proposal will be aligned with the intended outcome of the Concept SSDA which will be proposed to be concurrently assessed with the detailed SSDA.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Building 1, Blackwattle Bay Precinct
Site Address (Street number and name)	56-60 Pyrmont Bridge Road, Pyrmont
Site Co-ordinates - Latitude	-33.87287965172978
Site Co-ordinates - Longitude	151.193

Local Government Area

Local Government	District Name	Region Name	Primary Region	
City of Sydney	Eastern City District	Sydney	☒	

Lot and DP

Lot and DP
Lot 2 in DP125720

Site Area

What is the total site area for your development?
Site Area sqm
1,812

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?

Schedule 2: SSD - Specified Sites (Planning Systems SEPP 2021)

Section under selected Schedule

Section 2 - On specified sites

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The proposal is located on land which the Sydney LEP 2012 applies. The site is zoned MU1 Mixed Use. Co-living housing and retail premises are each permissible with consent in the MU1 Mixed Use Zone.

HDA EOI Number

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
Yes

Attachments

File Name	BDAR
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Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
MU1 Mixed Use

Statutory Context 2

Legislation and EPIs

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

Environmental Planning and Assessment Act 1979
State Environmental Planning Policy (Biodiversity and Conversation) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Sustainable Buildings) 2021
State Environmental Planning Policy (Housing) 2021
Environment Protection and Biodiversity Conservation Act 1999
Sydney Local Environmental Plan 2012

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

A Concept SSDA is being prepared concurrently to the subject application. The purpose of the Concept SSDA is to guide the built form for the detailed design of future buildings within Areas 16 and 17.
Planning Agreement (SVPA2024-33)

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](#)?^{*}

No

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

No

Attachments

File Name	26030 - Blackwattle Bay - Scoping Report - Final
File Name	Screenshot 2026-05-08 153044
File Name	BDAR