



Project Name: Blackwattle Bay - Detailed Buildings 3-6
Case ID: PDA-121645493

Proponent Details

Project Owner Info

Title	Mr
First Name	Nicholas
Last name	D'Ambrosio
Role/Position	Senior Development Manager
Phone	0401620054
Email	nicholas.dambrosio@mirvac.com
	Level 28, 200 George Street
Address	Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	MIRVAC BLACKWATTLE BAY DEVELOPER PTY LIMITED
ABN	47693724579

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Michael	Beale
Phone	Email	Role/Position
0282337617	mbeale@urbis.com.au	Senior Consultant

Address

123
Pitt 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 Buildings 3-6
Industry	Residential & Commercial
Development Type	Residential & Commercial (Mixed use)
Estimated Development Cost (excl GST)	AUD975,856,281.00
Indicative Operation Jobs	250
Indicative Construction Jobs	700
Number of Occupants	1,265
Number of Dwellings	575
Gross Floor Area (GFA) sqm	68,000
Net Lettable Area (NLA) sqm	62,030

Description of the Development/Infrastructure

- ☐ Construction of buildings comprising:
 - o Two residential towers located above a mixed-use podium;
 - o Two mid-rise buildings comprising retail and active uses at ground floor level with residential accommodation
- ☐ Construction of public domain and landscaping
- ☐ Staged construction of the internal street network for the Blackwattle Bay Precinct.
- ☐ Staged construction of servicing infrastructure within the internal street network
- ☐ Staged subdivision of the Blackwattle Bay Precinct.

Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?
No

Concept Proposal ID
[PDA-121576988](#)
Concept Proposal Name
Blackwattle Bay Concept Plan

Site Details

Site Information

Site Name	Blackwattle Bay
Site Address (Street number and name)	56 – 60 Pyrmont Bridge Road, Pyrmont
Site Co-ordinates - Latitude	-33.872333
Site Co-ordinates - Longitude	151.192

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 1 in Deposited Plan 836351 (INSW)
 - ☐ Lot 2 in Deposited Plan 827434 (INSW)
 - ☐ Lot 1 in Deposited Plan 734622 (INSW)
 - ☐ Lot 1 in Deposited Plan 74155 (INSW)
 - ☐ Lot 1 in Deposited Plan 125720 (INSW)
 - ☐ Lot 2 in Deposited Plan 125720 (INSW)
 - ☐ Lot 17 in Deposited Plan 1027254 (INSW)
 - ☐ Lot 19 in Deposited Plan 1027254 (INSW)

Site Area

What is the total site area for your development?
Site Area sqm
22,700

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

Partly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

The proposed uses are permissible with consent in the MU1 zone.

HDA EOI Number

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

No

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

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.

- Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act 1999
- NSW Biodiversity Act 2016 (BC Act)
- Environmental Planning and Assessment Act 1979 (EP&A Act)
- Environmental Planning Assessment Regulation 2021 (the Regulations)
- State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)
- State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)
- State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP)
- State Environmental Planning Policy (Industry and Employment) 2021 (I&E SEPP)
- State Environmental Planning Policy (Sustainable Buildings) 2022 (SB SEPP)
- State Environmental Planning Policy (Housing) 2021 (Housing SEPP)
- State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021 (EHC SEPP)
- Sydney Local Environmental Plan 2012
- Sydney Development Control Plan
- Blackwattle Bay Design and Amenity Guideline

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

- State Voluntary Planning Agreement reference SVPA2024-3
- Blackwattle Bay Concept Plan(PDA-121576988) - Concept Plan SEARS request submitted

Would the project vary any development standard?

Yes

Describe the nature of variation.

- Height
- Overshadowing

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](#)?*

Yes

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

Yes

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](#)?*

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	Site Map
File Name	Blackwattle Bay_Stage 2 Scoping Report_May 2026