



Pre-Development Application

Date Submitted: 26/02/2025

Project Name: Waterloo Mixed Use Development  
Case ID: PDA-78114706

Proponent Details

Project Owner Info

|               |                                                                                 |
|---------------|---------------------------------------------------------------------------------|
| Title         | Mr                                                                              |
| First Name    | Jordan                                                                          |
| Last name     | Faeghi                                                                          |
| Role/Position | Planning Manager                                                                |
| Phone         | 0437898661                                                                      |
| Email         | j.faeghi@coronation.com.au                                                      |
| Address       | 54-66<br>WENTWORTH AVENUE<br>SURRY HILLS ,<br>New South Wales,<br>2010 ,<br>AUS |

Company Info

Are you applying as a company/business?  
Yes

|              |                                              |
|--------------|----------------------------------------------|
| Company Name | The Trustee for Waterloo Property Unit Trust |
| ABN          | 90244028669                                  |

Primary Contact Info

Are you the primary contact?

Yes

|              |                            |                      |
|--------------|----------------------------|----------------------|
| <b>Title</b> | <b>First Name</b>          | <b>Last Name</b>     |
| Mr           | Jordan                     | Faeghi               |
| <b>Phone</b> | <b>Email</b>               | <b>Role/Position</b> |
| 0437898661   | j.faeghi@coronation.com.au | Planning Manager     |

Address

54-66  
WENTWORTH AVENUE  
SURRY HILLS,  
New South Wales  
2010  
AUS

Development Details

Engagement with the Department

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

Project Info

|                                        |                                |
|----------------------------------------|--------------------------------|
| Project Name                           | Waterloo Mixed Use Development |
| Industry                               | Residential & Commercial       |
| Development Type                       | In-fill Affordable Housing     |
| Estimated Development Cost (excl GST)  | AUD360,000,000.00              |
| Indicative Operation Jobs              | 75                             |
| Indicative Construction Jobs           | 500                            |
| Number of Occupants                    | 1,200                          |
| Number of Dwellings                    | 600                            |
| Gross Floor Area (GFA) sqm             | 64,000                         |
| % of In-fill Affordable Housing        | 15                             |
| Number of In-fill Affordable Dwellings | 90                             |

Description of the Development/Infrastructure  
Construction of a mixed-use development comprising over 600 residential apartments (BTR), affordable housing and commercial.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

|                                       |                                         |
|---------------------------------------|-----------------------------------------|
| Site Name                             | Bourke and Young Street, Waterloo       |
| Site Address (Street number and name) | 881-885 Bourke Street Waterloo NSW 2017 |
| Site Co-ordinates - Latitude          | -33.89882                               |
| Site Co-ordinates - Longitude         | 151.21                                  |

Local Government Area

| Local Government | District Name         | Region Name | Primary Region                   |
|------------------|-----------------------|-------------|----------------------------------|
| City of Sydney   | Eastern City District | Sydney      | <input checked="" type="radio"/> |

Lot and DP

Lot and DP

Lot 1 DP1308636

Lot 2 DP1308636

Site Area

What is the total site area for your development?

Site Area sqm

21,554

Statutory Context

  
[2021](#)

**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](#)

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Residential flat buildings and shop top housing are permissible with consent.

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, E1 Local Centre

Statutory Context 2

Legislation and EPIs

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

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Planning Systems) 2021

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 Voluntary Planning Agreement has been executed on 11 March 2022 for dedication of land for a public road, future shared zone and park and pedestrian link. D/2020/46 was granted on 23 August 2021 for concept envelopes and staged demolition, remediation, subdivision, tree removal and construction of new infrastructure. This SSD does not rely on this consent and proposes a new planning framework and development via the HDA integrated SSD and concurrent rezoning pathway.

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.

N/A

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](#)?\*

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](#)?\*

Yes

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

No

Attachments

|           |                     |
|-----------|---------------------|
| File Name | Waterloo - Site Map |
|-----------|---------------------|