



Project Name: Waterloo Mixed Use Development 881-885 Bourke Street
Case ID: SSD-80441462

Applicant 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
	WENTWORTH AVENUE
	SURRY HILLS ,
	New South Wales,
	2010 ,
	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

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

Address

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

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Waterloo Mixed Use Development 881-885 Bourke Street
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD496,735,113.00
Indicative Operation Jobs	75
Indicative Construction Jobs	500
Number of Occupants	1,200
Number of Dwellings	850
Gross Floor Area (GFA) sqm	65,109
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	73

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

Description of Changes

Briefly describe the proposed changes to the application

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	-33.898820
Site Co-ordinates - Longitude	151.21

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 DP1308636
Lot 2 DP1308636

Site Area

What is the total site area for your development?
Site Area sqm
21,554

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	0 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

The Housing Delivery Authority has declared the project be called in as State Significant Development and the Minister has made an Order via the State Significant Development Declaration Order 2025 dated 17 February 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

Permissible with consent

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

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.

EE1 ESD Report, EE2 Section J Compliance, EE3 NatHERS Certificate, EE4 BASIX Certificate Stage 1, EE5 BASIX Certificate Stage 2

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	ASELA
Last Name	ABAYARATNE
Professional Qualification	Quantity surveyor
Registration details	MAIQS CQS
Business Name	The Trustee For NAPIER & BLAKELEY UNIT TRUST
Australian Business Number (ABN)	87601474307

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 ESD Report

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)?*

No

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?*

Yes

Yes

No

No

No

No

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

No

No

No

No

Yes

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:

No

No

No

No

No

Yes

No

Yes

Yes

Attachments

File Name	0 NABERs Embodied Emissions Materials Form
File Name	K Status of Remediation Statement
File Name	M1 Landscape Plans Parcel 1
File Name	GG Connecting with Country Report
File Name	M3 Landscape Plans Parcel 4
File Name	EE8 Stamped Drawings Parcel 4
File Name	M2 Landscape Plans Parcel 2 and 3
File Name	EE6 Stamped Drawings Parcel 2 and 3
File Name	U Flood Impact Risk Assessment
File Name	I Groundwater Assessment
File Name	Y Integrated Water Management Report
File Name	J Geotechnical Report
File Name	II Soil Salinity Assessment
File Name	L Acid Sulfate Soil Assessment
File Name	O2 Arborist Impact Assessment Plans
File Name	G Transport Impact Assessment
File Name	O1 Arborist Impact Assessment
File Name	E1 Architectural Design Report
File Name	EE7 Stamped Drawings Parcel 3
File Name	H Noise and Vibration Impact Assessment
File Name	Z Accessibility Compliance Report
File Name	HH Engagement Report
File Name	FF Statement of Heritage Impact
File Name	V Preliminary Public Art Plan
File Name	F2 Visual Impact Assessment Methodology
File Name	EE5 Stamped Drawings Parcel 1
File Name	LL Construction Traffic Management Plan
File Name	F1 Visual Impact Assessment
File Name	X Pedestrian Wind Environment Study
File Name	E3 Architectural Design Report A2 Solar Access
File Name	E5 Architectural Design Report A4 ADG Compliance
File Name	EE1 Section J Compliance
File Name	NN Desktop ACHAR
File Name	S1 Operational Waste Management Plan Parcel 1 and 4
File Name	MM Alternate Design Excellence Strategy
File Name	DD Housing Diversity Strategy
File Name	S2 Operational Waste Management Plan Parcel 2 and 3
File Name	N Social Infrastructure Assessment
File Name	KK Services Utilites Report
File Name	E4 Architectural Design Report A3 Areas
File Name	T Social Impact Scoping Study
File Name	P ESD Report
File Name	R Construction Waste Management Plan
File Name	EE2 NatHERS Certificate
File Name	E2 Architectural Design Report A1 Public Domain
File Name	JJ LEP Maps
File Name	W Aviation Assessment
File Name	Q BDAR Waiver Approval Letter
File Name	EE9 ESD Addendum Letter Rev A
File Name	GIS Data
File Name	EE4 BASIX Certificate Stage 2
File Name	EE3 BASIX Certificate Stage 1
File Name	E6 Architectural Design Report A5 SDRP Response Schedule
File Name	D5 Architectural Drawings Parcel 4
File Name	D4 Architectural Drawings Parcel 3
File Name	D2 Architectural Drawings Parcel 1
File Name	D3 Architectural Drawings Parcel 2 and 3
File Name	D1 Architectural Drawings Precinct
File Name	CC Site Survey
File Name	BB CHP Letter of Support
File Name	C Mitigation Measures
File Name	B Statutory Compliance Table
File Name	AA2 BCA Report Parcel 2 and 3
File Name	AA1 BCA Report Parcel 1
File Name	AA3 BCA Report Parcel 4
File Name	A SEARs and Rezoning Requirements
File Name	0 Estimated Development Cost
File Name	0 Environmental Impact and Rezoning Statement