



Project Name: Early Works for Waterloo Mixed Use Development 881-885 Bourke Street
Case ID: SSD-80911502

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	Early Works for Waterloo Mixed Use Development 881-885 Bourke Street
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD48,911,449.00
Indicative Operation Jobs	0
Indicative Construction Jobs	60
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0
% of In-fill Affordable Housing	0
Number of In-fill Affordable Dwellings	0

Description of the Development/Infrastructure

Early works associated with a mixed use development including site establishment, construction of piled shoring wall and capping beam, bulk excavation, anchoring of shoring wall and ancillary works.

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	<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

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

The site was declared State Significant Development (SSD) pursuant to State Significant Declaration Order 2025 (Order) issued on 17 February 2025. The Order establishes specified development on specific land to be declared SSD. Refer to scoping letter attached.

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?
Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No
Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No
Is the development wholly residential?
Yes

Is the development for purposes of residential care facilities?
No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?
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?
No

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?
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](#)?*

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

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
48497	PIA	Daniel Howard

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	R14 - Status of Environmental Remediation and Reporting
File Name	R16 - Status of Environmental Remediation and Reporting
File Name	R13 - Status of Environmental Remediation and Reporting
File Name	R17 - Status of Environmental Remediation and Reporting

File Name	R15 - Status of Environmental Remediation and Reporting
File Name	R12 - Status of Environmental Remediation and Reporting
File Name	R11 - Status of Environmental Remediation and Reporting
File Name	R9 - Status of Environmental Remediation and Reporting
File Name	R10 - Status of Environmental Remediation and Reporting
File Name	R4 - Status of Environmental Remediation and Reporting
File Name	R8 - Status of Environmental Remediation and Reporting
File Name	R1 - Status of Environmental Remediation and Reporting
File Name	R7 - Status of Environmental Remediation and Reporting
File Name	R6 - Status of Environmental Remediation and Reporting
File Name	R2 - Status of Environmental Remediation and Reporting
File Name	R5 - Status of Environmental Remediation and Reporting
File Name	R3 - Status of Environmental Remediation and Reporting
File Name	R18 - Status of Environmental Remediation and Reporting
File Name	O - Flood Impact and Risk Assessment
File Name	K - Hydrogeological Report
File Name	S - Soil Salinity Assessment
File Name	E - Acid Sulfate Soil Assessment
File Name	L3 - Arboricultural Report
File Name	P - Heritage Report
File Name	L1 - Arboricultural Report
File Name	Q - Survey
File Name	M1 - BDAR Request
File Name	N - Construction Waste Management Plan
File Name	M2 - BDAR Waiver
File Name	J - Geotechnical Investigation
File Name	L2 - Arboricultural Report
File Name	I - Integrated Water Management Plan
File Name	H - Noise and Vibration Assessment
File Name	F - Engagement Report
File Name	D1 - Architectural Drawings_Approval Plans
File Name	D2 - Architectural Drawings_Reference Plans
File Name	G - Construction Traffic Management Plan
File Name	DPHI correspondence on relevant SEARs for Early Works
File Name	C - Consolidated Mitigation Measures
File Name	B - Statutory Compliance Table
File Name	A - SEARs Compliance Table
File Name	GIS Data
File Name	Estimated Development Cost Report - Early Works
File Name	Environmental Impact Statement