



State Significant Development

Date Submitted: 18/11/2025

Project Name: Bullecourt Avenue, Milperra- Early Works & Stage 1
Case ID: SSD-97092958

Applicant Details

Project Owner Info

Title	Mr
First Name	Nibraas
Last name	Ahmad
Role/Position	Development Manager
Phone	0406006792
Email	nibraas.ahmad@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 RESIDENTIAL (NSW) DEVELOPMENTS PTY LTD
ABN	29609513135

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Lexie	Drury
Phone	Email	Role/Position
0425303628	ldrury@beamplanning.com.au	

Address

AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Bullecourt Avenue, Milperra- Early Works & Stage 1
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD79,507,856.00
Indicative Operation Jobs	0
Indicative Construction Jobs	160
Number of Occupants	206
Number of Dwellings	62
Gross Floor Area (GFA) sqm	11,880
% of In-fill Affordable Housing	0
Number of In-fill Affordable Dwellings	0

Description of the Development/Infrastructure

The proposed development comprises tree removal, site remediation, bulk earthworks, construction of public roads, landscaping, augmentation of existing services and road infrastructure, subdivision, construction of public parks, construction of dwelling houses, construction of car parks, conservation works and drainage works. For the construction of housing, this SSDA pertains to the first 2 stages of the 7 stages of the proposed development.

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	2 and 2A Bullecourt Avenue, Milperra
Site Address (Street number and name)	2 and 2A Bullecourt Avenue, Milperra
Site Co-ordinates - Latitude	-33.941326
Site Co-ordinates - Longitude	150.992

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Canterbury-Bankstown	South District	Sydney	☒	

Lot and DP

Lot and DP
Lot 2 in DP1291984 and Lot 1 in DP101147

Site Area

What is the total site area for your development?
Site Area sqm
196,400

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Landowner's 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

On 29 August 2025, the Housing Delivery Authority (HDA) recommended that the proposed development on the site as outlined in Expression of Interest (EOI) application (267346 - dated 30 May 2025), be declared State Significant Development (SSD) under Section 4.36(3) of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Minister for Planning and Public Spaces issued SSD Declaration Order (No 13) 2025 on 9 September 2025, formally declaring the project as SSD.

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

HDA EOI Number

267322

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
R1 General Residential, E1 Local Centre, RE1 Public Recreation, C2 Environmental Conservation, SP2 Infrastructure

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?
Yes
Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?
Yes

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)?
Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?
Yes

Does the application include the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values?
Yes

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?
Yes

Does the application include preliminary engineering drawings of the work to be carried out?
Yes

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)?
Yes

Does the application include documentary evidence that such arrangements have been made?
Yes

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](#)?^{*}

Yes

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](#)?^{*}

Yes

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
59156	PIA	Ashleigh Ryan

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

Yes

Attachments

Attachments

File Name	Appendix F_Plan of Subdivision 1
File Name	Appendix N_1.2 NatHERS & BASIX
File Name	Appendix N_1.1 NatHERS & BASIX
File Name	Appendix X_Detailed Site Investigation
File Name	Appendix W_Acoustic Report
File Name	Appendix OO_Civil Engineering Design Report
File Name	Appendix L_Arboricultural Impact Assessment
File Name	Appendix H_Landscape Design Report
File Name	Appendix DD_Water Cycle Management Plan
File Name	Appendix AA_Geotechnical Report
File Name	Appendix T_Aboriginal Cultural Heritage Assessment
File Name	Appendix O_Housing Landscape Architectural Plans
File Name	Appendix K_Biodiversity Development Assessment Report
File Name	Appendix N_BASIX S1.1
File Name	Appendix N_BASIX S2.4
File Name	Appendix G_Architectural S2.4
File Name	Appendix N_BASIX S2.1
File Name	Appendix N_BASIX S1.2
File Name	Appendix N_BASIX S2.2
File Name	Appendix N_BASIX S2.3
File Name	Appendix G_Architectural S2.1
File Name	Appendix G_Architectural S2.2
File Name	Appendix G_Architectural S2.3
File Name	Appendix II_Urban Design Report
File Name	Appendix G_Architectural S1.2
File Name	Appendix EE_Flood Impact Assessment
File Name	Appendix LL_Aboriginal Heritage Due Diligence Assessment
File Name	Appendix CC_Civil Engineering Plans
File Name	Appendix Z_Site Auditors Report
File Name	Appendix E_Survey Plan
File Name	Appendix G_Architectural S1.1
File Name	Appendix KK_Public Space Plan
File Name	Appendix S_Heritage Interpretation Plan
File Name	Appendix J_EPBC Act Self Assessment
File Name	Appendix I_Vegetation Management Plan
File Name	Appendix HH_Executed VPA
File Name	Appendix R_Statement of Heritage Impact
File Name	Appendix RR_Community Management Statement
File Name	Appendix Q_Bushfire Hazard Analysis
File Name	Appendix PP_Green Travel Plan
File Name	Appendix BB_Engagement Report
File Name	Appendix P_Access Report
File Name	Appendix NN_Embodied Emissions Materials Form
File Name	Appendix QQ_Zoning Overlay Plan
File Name	Appendix N_2.4 NatHERS & BASIX
File Name	Appendix JJ_CPTED Report
File Name	Appendix N_2.1 NatHERS & BASIX
File Name	Appendix N_2.2 NatHERS & BASIX
File Name	Appendix N_2.3 NatHERS & BASIX
File Name	Appendix Y_Remedial Action Plan
File Name	Appendix M_Ecologically Sustainable Design Report
File Name	Appendix FF_Waste Management Plan
File Name	Appendix MM_Electrical Supporting Letter
File Name	Appendix GG_Estimated Development Cost Report
File Name	Appendix G_Site 2.4-EXTERNAL FINISHES
File Name	Appendix F_Plan of Subdivision
File Name	Appendix G_Site 2.3-EXTERNAL FINISHES
File Name	Appendix G_Site 2.2-EXTERNAL FINISHES
File Name	Appendix G_Site 2.1-EXTERNAL FINISHES
File Name	Appendix G_Site 1.1-EXTERNAL FINISHES
File Name	Appendix G_Site 1.2-EXTERNAL FINISHES
File Name	Appendix Z_Site Auditors Statement
File Name	Environmental Impact Assessment_2 and 2A Bullecourt Avenue
File Name	Appendix D_Assessment Canterbury Bankstown DCP 2023
File Name	Appendix C_Mitigation Measures
File Name	Appendix B_Statutory Compliance Table
File Name	Appendix A_SEARs Compliance Table
File Name	Appendix U_Transport Impact Assessment
File Name	Appendix V_Traffic and Pedestrian