

NSW Department of Planning
For the attention of Aditi Coomar

REFERENCE DE-2026/43 (SSD-97973958)
Date 14 April 2026

WOLLONGONG COUNCIL SUBMISSION TO STATE SIGNIFICANT DEVELOPMENT APPLICATION

SSD reference:	SSD-97973958
Project title	Early Works for Shop Top Housing development
Stage	Exhibition following preparation of EIS -
Exhibition timeframe:	1 April to 14 April 2026
Location	Lot 7 DP 661845 Lot 6 DP 14480 Lot 1 DP 201949 Lot 2 DP 201949 357–359 Crown Street, 363 Crown Street, 2 & 4 Gladstone Avenue WOLLONGONG NSW 2500
Project specifics	Enlargement of basement excavation extent approved under DA-2023/156
Any existing approval	DA-2023/156

Council has reviewed the documentation associated with the proposal SSD-97973958 that is described in the submission as follows:

“Proposed early works associated with a future shop top housing development with concurrent rezoning, subject to a separate SSDA (SSD-84127221). The early works include bulk earthworks and construction of a pile shoring wall of areas beyond that approved by DA-2023/156.

The site was declared State Significant Development (SSD) pursuant to State Significant Declaration Order (No 5) 2025 (Order) dated 14 April 2025. The Order declares development specified in EOI application 236817 dated 5 February 2025, including development for the purposes of *Demolition of existing buildings and construction of a mixed use development comprising shop top housing with a mix of residential dwellings (including the provision of affordable dwellings) and ground level retail with basement carparking. Retention of heritage-listed Fig tree in communal open space at the Site*, as SSD. As the proposed Early Works are contained within the scope of the works the subject of the Order, this application constitutes SSD”.

Council does not support the proposal in its current form as it pre-empts the outcome of a yet to be assessed and determined application for bonus height and FSR under SSD-84127221. It is further not

clear how an application for isolated earthworks are categorised or considered to be state significant development.

Other specific concerns regarding enlargement of the basement extent approved under DA-2023/156 include the following:

- The Arborist Report (Seasoned Tree Consulting dated 2 February 2026) does not discuss potential impacts to the heritage listed tree arising from the additional basement extent in terms of access to groundwater.
- Construction impacts: Council notes the updated Construction Noise and Vibration Management Plan (Acoustic Logic dated 11 February 2026) and Geotechnical Investigation (Foundation Earth Sciences 20 February 2026). Conditions of DA-2023/156 remain applicable – high strength material will be encountered that will require noise and vibration mitigation measures to be implemented.

Commentary regarding the proposed additions to the tower form will be provided under SSD-84127221 noting Council has previously raised numerous concerns to bonus heights and FSR on this site/development (submission to HDA and state Design Review Panel, along with DA-2025/208) in relation to impacts associated with bulk and scale, building separation, key views, overshadowing of the heritage listed tree and adjoining land, traffic and aesthetics.

If you have any questions regarding the above, please contact me on the telephone number below.

This letter is authorised by

Nigel Lamb
Senior Development Project Officer
Wollongong City Council
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