



**Project Name:** King St & Flide St Caringbah  
**Case ID:** PDA-114105239

## Proponent Details

### Project Owner Info

Title	Mr
First Name	Carlo
Last name	Di Giulio
Role/Position	Director
Phone	0421285782
Email	carlo@principleplanning.com.au
Address	174 EBLEY STREET BONDI JUNCTION , New South Wales, 2022 , AUS

### Company Info

Are you applying as a company/business?

Yes

Company Name	PRINCIPLE PLANNING AND URBAN DESIGN SOLUTIONS PTY LTD
ABN	18685876386

### Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Carlo	Di Giulio
Phone	Email	Role/Position
0421285782	carlo@principleplanning.com.au	Director

### Address

174  
EBLEY STREET  
BONDI JUNCTION, New South Wales 2022  
AUS

## Development Details

### Engagement with the Department

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

No

### Project Info

Project Name	King St & Flide St Caringbah
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD90,000,000.00
Indicative Operation Jobs	50
Indicative Construction Jobs	70
Number of Occupants	230
Number of Dwellings	119
Gross Floor Area (GFA) sqm	12,600
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	10

### Description of the Development/Infrastructure

- Construction of a new residential apartment building with an envelope between 28m-40m (9-13 storeys).
- Approximately 119 dwellings, in one bedroom, two bedroom and three bedroom format.
- Provision of approximately 10% of the entire proposed gross floor area for affordable housing purposes for 15 years
- Basement parking.
- Onsite landscaping.
- Communal open space.
- Tree and vegetation removal.
- Civil services such as drainage and the like.

## Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	Kingsway Caringbah Project
Site Address (Street number and name)	396-402 Kingsway & 27 Flide Street, Caringbah
Site Co-ordinates - Latitude	-34.038
Site Co-ordinates - Longitude	151.119

### Local Government Area

Local Government	District Name	Region Name	Primary Region
Sutherland Shire	South District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

Street Address Legal Description

27 Flide Street Lot 37 DP 8147

402 Kingsway Lot 7 DP 8147

400 Kingsway Lot 8 DP 8147

398 Kingsway Lot 9 DP 8147

396 Kingsway Lot 10 DP 8147

### Site Area

What is the total site area for your development?

Site Area sqm

3,000

## Statutory Context



**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 2021](#) or the applicable Ministerial planning order.

### 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

### Describe the permissibility of the proposal under relevant environmental planning instruments

Residential flat buildings is permissible in R4 high density residential under Sutherland Shire Local Environmental Plan 2015.

### HDA EOI Number

256947

### Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

Yes

## Attachments

File Name BDAR Waiver

## Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R4 High Density

## Statutory Context 2

### Legislation and EPIs

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

Sutherland Shire Local Environmental Plan 2015  
State Environmental Planning Policy (Housing) 2021  
State Environmental Planning Policy (Planning System) 2021  
State Environmental Planning Policy (Sustainable buildings) 2022

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

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.

## 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

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A mining lease under the [Mining Act 1992](#)?\*

No

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A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

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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

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A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

Yes

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

No

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## Attachments

File Name	site context_Kingsway Flide
File Name	Scoping Report
File Name	BDAR Waiver