



Pre-Development Application

Date Submitted: 20/07/2026

Project Name: Mixed Use Development at Lake Illawarra
Case ID: PDA-125993238

Proponent Details

Project Owner Info

Title	Mr.
First Name	Colin
Last name	Wilson
Role/Position	Director of Hartell Pty Ltd
Phone	0418424639
Email	colinwilson.aust@gmail.com
	PO Box 546
Address	PYRMONT , New South Wales, 2009 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Michael	Rodger
Phone	Email	Role/Position
0455994957	michael.rodger@urbanco.com.au	Director

Address

SUITE 303 55
MILLER STREET
PYRMONT, New South Wales 2009
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
No

Project Info

Project Name	Mixed Use Development at Lake Illawarra
Industry	HDA Housing
Development Type	Residential & Commercial (Mixed use)
Estimated Development Cost (excl GST)	AUD116,000,000.00
Indicative Operation Jobs	25
Indicative Construction Jobs	250
Number of Occupants	390
Number of Dwellings	186
Gross Floor Area (GFA) sqm	17,950
Net Lettable Area (NLA) sqm	15,080

Description of the Development/Infrastructure

SSDA and concurrent Planning Proposal to deliver mixed-use shop-top housing and Residential Flat Building of 14 storeys to Shellharbour Road and 8 storeys to Grove Circuit:186 units and 415sqm commercial/retail tenancies29 Affordable Housing unitsAssociated local infrastructure upgrades and social infrastructureAdditional Permitted Use - Residential Flat Building and Seniors HousingAmend building height to 48m along Shellharbour Road and 30m at the rearAmend the FSR to 3:1

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	Warilla Gateway
Site Address (Street number and name)	29 Shellharbour Road Lake Illawarra and 25 Grove Circuit Lake Illawarra
Site Co-ordinates - Latitude	-34.544676
Site Co-ordinates - Longitude	150.863

Local Government Area

Local Government	District Name	Region Name	Primary Region
Shellharbour City		Illawarra-Shoalhaven	

Lot and DP

Lot and DP
Lot 101 DP 1102818Lot 2 DP 29629Lot 100 DP 1102818

Site Area

What is the total site area for your development?
Site Area sqm
7,030

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

Permissibly of Proposal

Partly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

Shop top housing is permissible under the Shellharbour LEP 2013.The proposal includes a concurrent rezoning to:- Additional Permitted Use - Residential Flat Building and Seniors Housing- Amend the permissible building height to 48m along Shellharbour Road frontage and 30m at the rear- Amend the permissible Floor Space Ratio to 3:1 on the site.

Are you proposing to rezone any land as part of your application?

Yes

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
E1 Local Centre

Statutory Context 2

Legislation and EPIs

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

Shellharbour Local Environmental Plan 2013

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

Nil

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.

Not Applicable

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](#)?

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

Attachments

File Name	Local Facilities
File Name	VPA Plan
File Name	3D Render Daytime
File Name	260701 Warilla Scoping Report
File Name	26061_WarillaGatewayProject_Design Report_260702
File Name	036.WA.015 Location
File Name	036.WA.012.01 Site Details
File Name	036.WA.014 Site