



Project Name: Shop Top Housing at King St, Union St, Newcastle
Case ID: PDA-134713741

Proponent Details

Project Owner Info

Title	Mr
First Name	Philip
Last name	Gardner
Role/Position	Administrator
Phone	0249351168
Email	anthonywilliams@wppgroup.com.au
Address	88 HOBART ROAD NEW LAMBTON , , 2305 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	WESTERN SUBURBS (N'CLE) LEAGUES CLUB LTD
ABN	24000973919

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Anthony	Williams
Phone	Email	Role/Position
0484694122	enquiries@wppgroup.com.au	Director

Address

60
DENISON STREET
HAMILTON EAST, New South Wales 2303
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Shop Top Housing at King St, Union St, Newcastle
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD710,000.00
Indicative Operation Jobs	10
Indicative Construction Jobs	200
Number of Occupants	300
Number of Dwellings	192
Gross Floor Area (GFA) sqm	18,668
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	20

Description of the Development/Infrastructure

Mixed Use Development including residential accommodation (shop top housing) of which 10% would be affordable housing.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	West's Union Street
Site Address (Street number and name)	309 King Street Newcastle West, 34 - 38 Union Street Newcastle West
Site Co-ordinates - Latitude	-32.928695
Site Co-ordinates - Longitude	151.766

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Newcastle City		Hunter	☒	

Lot and DP

Lot and DP
Lot 2 DP1301874
Lot 231 DP791815
Lot 232 DP791815
Lot 4 DP999906

Site Area

What is the total site area for your development?
Site Area sqm
8,129

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

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Mixed use development including shop top housing, a type of residential accommodation that is permitted with consent in the MU1 Mixed Use Zone.

HDA EOI Number

281856

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 request to be made whilst preparing EIS
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Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
MU1 Mixed Use

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.
Environmental Planning and Assessment Act, 1979
Biodiversity Conservation Act, 2016

Roads Act ,1993
Coal Mine Subsidence Compensation Act, 2017
Environmental Planning and Assessment Regulation, 2021
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022
Newcastle Local Environmental Plan 2012

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.

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](#)?*

Yes

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

Attachments

File Name	0892 - SSDA Concept Plans 251127
File Name	BDAR Waiver request to be made whilst preparing EIS