



Pre-Development Application

Date Submitted: 03/06/2025

Project Name: Shop top housing - Flinders St, North Wollongong
Case ID: PDA-85209459

Proponent Details

Project Owner Info

Title	Mr.
First Name	Chris
Last name	Ferreira
Role/Position	Head of Planning
Phone	0423976803
Email	c.ferreira@urbanpropertygroup.com.au
Address	Suite 110, Level 10, 180-186 Burwood Road Burwood , New South Wales, 2134 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	The Smith St Development Partnership
ABN	88792718697

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Sarah	Castro
Phone	Email	Role/Position
0466876690	scastro@beamplanning.com.au	Senior Planner

Address

Level 8, 68 Pitt Street

Sydney,
New South Wales
2000

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 - Flinders St, North Wollongong
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD160,000,000.00
Indicative Operation Jobs	50
Indicative Construction Jobs	300
Number of Occupants	600
Number of Dwellings	270
Gross Floor Area (GFA) sqm	31,000
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	40

Description of the Development/Infrastructure
Development for the purpose of mixed use development including shop top housing and tourist and visitor accommodation with provision of affordable housing.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	4-4a Flinders Street, North Wollongong
Site Address (Street number and name)	4-4a Flinders Street, North Wollongong
Site Co-ordinates - Latitude	-34.41256214303304
Site Co-ordinates - Longitude	150.892

Local Government Area

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

Lot and DP

Lot and DP
Lot 432 in DP1006372

Site Area

What is the total site area for your development?
Site Area sqm
2,734

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

The site is zoned E3 Productivity Support and is identified as "34" on the Additional Permitted Uses Map, whereby shop top housing is permissible with consent.

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)
E3 Productivity Support

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
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conversation) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2021
- Wollongong Local Environmental Plan 2009

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

Yes

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](#)?*

No

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

No

Attachments

File Name Flinders Street, Wollongong - Site Map