



Project Name: Shop top 379-383 Crown & 4-8 Parkinson Wollongong
Case ID: PDA-92074209

Proponent Details

Project Owner Info

Title	Mr
First Name	MMJ Town
Last name	Planning
Role/Position	Town Planner
Phone	0242295555
Email	townplanning@mmj.com.au
Address	G01, 20 Belmore Street Wollongong, New South Wales, 2500, AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	BLAQ PROJECTS PTY LTD
ABN	87134660647

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	MMJ Town	Planning
Phone	Email	Role/Position
0242295555	townplanning@mmj.com.au	Town Planner

Address

G01, 20 Belmore Street
Wollongong, New South Wales 2500
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 379-383 Crown & 4-8 Parkinson Wollongong
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD120,000,000.00
Indicative Operation Jobs	160
Indicative Construction Jobs	270
Number of Occupants	548
Number of Dwellings	260
Gross Floor Area (GFA) sqm	35,791
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	65

Description of the Development/Infrastructure

Construction of 33 storey residential tower, 18 Storey Residential tower on a 5,080m2 site, 260m from Wollongong Station and diagonally opposite Wollongong hospital. The proposal will contain approx 260 apartments (including approx 65 affordable housing dwellings) with substantial communal open space, associated public realm, landscaping, and infrastructure augmentation. This will deliver large, family friendly apartments planned by Wollongong Council and include significant mix of apartments.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Crown & Parkinson
Site Address (Street number and name)	379 - 383 Crown Street & 4-8 Parkinson Street, Wollongong.
Site Co-ordinates - Latitude	-34.425536
Site Co-ordinates - Longitude	150.885

Local Government Area

Local Government	District Name	Region Name	Primary Region
Wollongong City		Illawarra-Shoalhaven	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 3 DP 10704, Lot 4 DP 10704, Lot 5 DP 10704, Lot 6 DP 10704, Lot 7 DP 10704, Lot 81 DP 10704, Lot 82 DP 10704, Lot 83 DP 10704, Lot 10 DP 309092

Site Area

What is the total site area for your development?

Site Area sqm

5,113

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

Shop top housing is permitted with consent within the E2 Commercial Centre zone within the Wollongong LEP 2009.

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)

E2 Commercial Centre

Statutory Context 2

Legislation and EPIs

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

Wollongong LEP 2009

SEPP (Housing) 2021

SEPP (Transport and Infrastructure) 2021

SEPP (Resilience and Hazards) 2021

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

DA-2022/938

Would the project vary any development standard?

Yes

Describe the nature of variation.

A concurrent rezoning is proposed to increase the height control beyond 20%, and not rely on CI 4.6. The increase will constitute 15% above the existing permissible FSR of 6.14:1 (including 30% AH bonus). No change is required to the zoning, as the proposal is permissible.

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 Chapter 3](#), 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 - Part 1

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 - Part 2

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 Site Context - sml