



Pre-Development Application

Date Submitted: 02/10/2025

Project Name: RFB at Throsby Drive and Foley Street
Case ID: PDA-95508206

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?

Yes

Project Info

Project Name	RFB at Throsby Drive and Foley Street
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD120,000,000.00
Indicative Operation Jobs	5
Indicative Construction Jobs	100
Number of Occupants	400
Number of Dwellings	300
Gross Floor Area (GFA) sqm	26,000
% of In-fill Affordable Housing	6
Number of In-fill Affordable Dwellings	10

Description of the Development/Infrastructure

HDA SSDA and concurrent rezoning seeking approximately 300 dwellings. Dwellings will be provided for conventional permanent households, key workers in relation to nearby Wollongong Hospital, attendees of sports events at nearby major recreation facilities, as well as students at nearby Wollongong University and TAFE. Some Shop top housing may also be proposed for convenience purposes as well as to service food and beverage demands associated with surrounding non-residential land uses.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Foley and Throsby St, Gwynneville
Site Address (Street number and name)	41-43 Foley Street and 70 Throsby Drive, Gwynneville
Site Co-ordinates - Latitude	-34.41985
Site Co-ordinates - Longitude	150.886

Local Government Area

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

Lot and DP

Lot and DP
Lot A and C in DP 160926 and Lot 502 in DP 738427

Site Area

What is the total site area for your development?
Site Area sqm
13,000

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

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Subject site is zoned R1 - General Residential according to WLEP 2009. RFB and STH is permitted with consent in such a zone

HDA EOI Number

251699

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 note
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Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
R1 General Residential

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.
WLEP 2009
Housing SEPP
Sustainable Buildings SEPP

Infrastructure SEPP

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?

Yes

Describe the nature of variation.

Increase FSR for 1.5:1 to 3.5:1 and height from 9m to up 45m

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](#)?*

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	Scoping Report, Throsby & Foley Gwynneville
File Name	Site map
File Name	BDAR Waiver note