



**Project Name:** Shop-top housing - Gipps St, Wollongong  
**Case ID:** PDA-99643215

## Proponent Details

### Project Owner Info

Title	Mr
First Name	Charbel
Last name	Kazzi
Role/Position	Development Director
Phone	0405300050
Email	charbel@level33.com.au
Address	102 BONDS ROAD RIVERWOOD , 2210 , AUS

### Company Info

Are you applying as a company/business?

Yes

Company Name	WOLLONGONG DEVELOPMENTS NO.7 PTY LTD
ABN	34672679042

### Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Aaron	Sutherland
Phone	Email	Role/Position
0410452371	aaron@sutherlandplanning.com.au	Director

### Address

91A  
SHEPHERD STREET  
BOWRAL, New South Wales 2576  
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 - Gipps St, Wollongong
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD900,000,000.00
Indicative Operation Jobs	230
Indicative Construction Jobs	2,250
Number of Occupants	2,700
Number of Dwellings	1,500
Gross Floor Area (GFA) sqm	143,600
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	220

### Description of the Development/Infrastructure

Demolition of existing structures and construction of a shop-top housing development comprising commercial premises and a residential flat development comprising approximately 1,500 apartments

### Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	Gipps Street, Wollongong
Site Address (Street number and name)	73-77 Gipps Street and 60-74 Flinders Street, Wollongong
Site Co-ordinates - Latitude	-34.418890426335004
Site Co-ordinates - Longitude	150.892

### 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 205 in DP 801956, 73-75 Gipps Street, Wollongong

Lot 4 in DP 17483, 77 Gipps Street, Wollongong

SP37337, 60-72 Flinders Street, Wollongong

Lots 1 and 2 in DP 504449, 74 Flinders Street, Wollongong

### Site Area

What is the total site area for your development?

Site Area sqm

33,130

## 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

The site is located within the E3 Productivity Support zone pursuant to the Wollongong Local Environmental Plan 2009 (WLEP). The application seeks to introduce "commercial premises" as an additional permitted use for the site in Schedule 1 of WLEP. Subject to this amendment, the proposed mixed use development is permissible with consent

### HDA EOI Number

235550

### 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)

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

• Environmental Planning and Assessment Regulation 2021

• Biodiversity Conservation Act 2016

• State Environmental Planning Policy (Planning Systems) 2021

• State Environmental Planning Policy (Housing) 2021 – Chapter 4 – Design Quality of Residential Apartment Development and the Apartment Design Guide

• State Environmental Planning Policy (Transport and Infrastructure) 2021

• State Environmental Planning Policy (Resilience and Hazards) 2021

• State Environmental Planning Policy (Biodiversity and Conservation) 2021

- State Environmental Planning Policy (Sustainable Buildings) 2022
- 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?

Yes

Describe the nature of variation.

Refer to Scoping Report

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](#)?\*

Yes

## 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
File Name	Architectural Presentation
File Name	site