

Our Ref: M220250

7 November 2025

Ms Amy Watson
Director
Department of Planning, Housing and Infrastructure
4 Parramatta Square
Parramatta NSW 2124

Dear Ms Watson,

**SCOPING LETTER – EARLY WORKS SSD
NOS 357-363 CROWN STREET, NOS 2 & 4 GLADSTONE AVENUE, WOLLONGONG**

This letter provides details on a proposed development seeking approval for an Amending DA to an approved shop top housing development at Wollongong.

It is proposed to use the SSD pathway to modify DA-2023/0156 in respect of the footprint of excavation and shoring works for the future basement levels of the shop top housing and commercial/retail development. This is to allow for the immediate commencement of certain works (demolition, excavation and shoring) to be commenced under this development consent.

The approved development, DA-2023/0156, granted consent to a *“Mixed use – demolition of existing structures, construction of a 19 storey shop-top housing development including car parking, associated earthworks and landscaping”*.

This application is seeking the approval of an Amending DA to that consent to the extent with those works differ from those approved under DA-2023/0156.

This scoping letter describes the proposed development for which approval is sought.

For further information regarding this matter please contact Troy Loveday, Principal Planner, on (02) 9531-2555.

Yours faithfully,
Planning Ingenuity Pty Ltd



Jeff Mead
MANAGING DIRECTOR



PLANNING INGENUITY

Suite 210, 531-533 Kingsway
Miranda NSW 2228
P 02 9531 2555

Suite 6, 65-67 Burelli St
Wollongong NSW 2500
P 02 4254 5319





1. The Site

The site comprises the following land parcels:

- 357-359 Crown Street
- 363 Crown Street
- 2 Gladstone Avenue
- 4 Gladstone Avenue

Together these parcels have an area of 6,514m².

The site is irregular in shape with an approximate frontage to Crown Street of 85.3m, an approximate frontage to Gladstone Avenue of 67.8m, the frontage to the western boundary is approximately 67m and the frontage to the southern boundary is approximately 99m in length. The site has a fall of approximately 10m from the northwest to the southeast.

A right of way registered on Title provides legal access to the site from Parkinson Street.



2. Background

In December 2024, the Southern Regional Planning Panel granted consent to a development application (DA-2023/0156) submitted to Wollongong City Council by the applicant.

DA-2023/0156 authorised the following development: “Mixed use – demolition of existing structures, construction of a 19 storey shop-top housing development including car parking, associated earthworks and landscaping”.

Specifically, the approved development has provided for a basement levels (referred on the plans as Lower Ground level and Ground Level) and for the purpose of accommodating required carparking spaces, bicycle parking, resident storage areas, waste storage rooms, building services. The footprint of these parts of the building is indicated on the approved DA plans prepared by *BKA Architecture*.

On 14 April 2025, the Minister declared certain specified development on the site to be State-significant development (SSD) under the Housing Delivery Authority pathway. SEARs for a SSD project on the site were issued by DPHI on 21 May 2025.

Figures 1 and 2 below show the approved basement footprint that forms part of the approved DA-2023/0156.

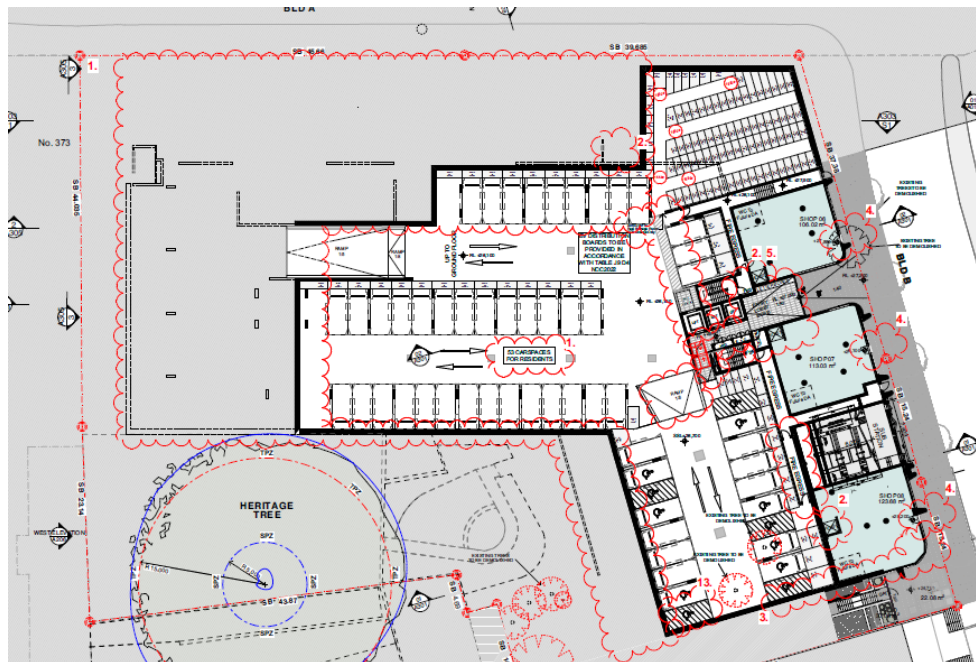


Figure 1 Approved Lower Ground Level

3. The Amending DA Proposal

The proposed Early Works SSD development is seeking approval for an Amending DA regarding certain aspects of the approved development (DA-2023/0156). Specifically, the proposal involves an enlarged excavation footprint and bulk excavation work and subsequent shoring works on the site for future construction of the proposed basement carpark levels.

These works do not involve any work other than excavation and shoring up of the excavated area.

The local DA-2023/0156 will be modified to modify the extent of excavation required to support a larger and deeper future basement carpark for a separate SSDA for a shop top housing and commercial/retail development.

Figures 3 and 4 below show the changes to the basement design for the development.

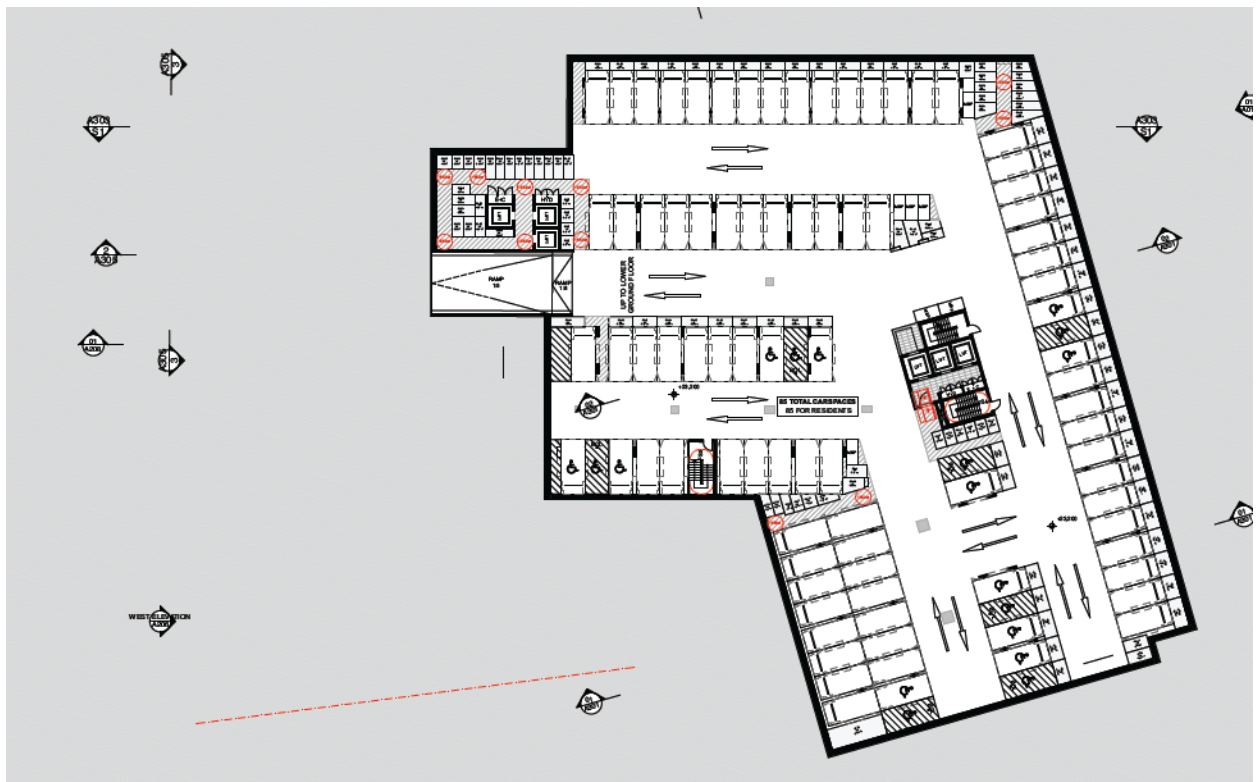


Figure 3 Proposed Basement Level



Figure 4 Proposed Lower Ground Level

The depth of excavated sought will be larger than approved under DA-2023/0156 to RL 23.20m AHD and the lower ground level will involve a finished floor level of RL 26.10m AHD.



4. Environmental Planning Instruments

The following environmental planning instruments are relevant to the site:

- *Environmental Planning and Assessment Act 1979*
- *Biodiversity Conservation Act 2016*
- *Environmental Planning and Assessment Regulation 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Hazards and Resilience) 2021*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *Wollongong Local Environmental Plan 2009*

Other relevant guidelines included:

- Apartment Design Guide
- Wollongong Development Control Plan 2009

The approved shop top housing and commercial/retail development was assessed to be compliant with the building height and floor space controls under *Wollongong Local Environmental Plan 2009*. A variation to the building separation requirement under clause 8.6 was granted.

The development of the site involves the provision of in-fill affordable housing and has been declared State significant development by Ministerial Order (April 2025).

There is a SSD application for remainder of the Shop Top Housing development (comprising basement levels, podium and residential towers with associated landscaping and infrastructure work) that is currently being prepared for the site.





5. Assessment

The proposed Amending DA to DA-2023/0156 is limited to the changed excavation footprint between the approved DA and the proposed SSD for shop top housing. These changes to the development do not involve any significant change to the external appearance of the building, including its height, bulk, scale, vehicle entry location or any of the building setbacks above ground level.

The EIS that will be prepared for the Amending DA and it will provide a detailed description of the changes that will be made to the approved basement footprint. This EIS will review the potential impacts associated with the altered excavation footprint and include detailed plans of works and technical studies addressing relevant matters, including geotechnical and structural matters, impacts on groundwater, noise and vibration impact, traffic impacts associated with excavation machinery and trucks, impacts on public infrastructure including adjacent roads and utilities and impacts on the heritage-listed Moreton Bay Fig tree.

Although the proposed Amending DA to DA-2023/0156 involve changes to the design of the basement footprint, they do not extend to any changes to the number of dwellings or commercial spaces that are currently approved.





6. Conclusion

This scoping letter has been prepared to support an application for an Amending DA to an approved shop top housing development at Nos. 357-363 Crown Street and Nos. 2 & 4 Gladstone Avenue, Wollongong (DA-2023/0156).

This pathway is being pursued instead of a standalone application for the early works to permit the commencement of specified early works under DA-2023/0156 immediately. It is intended that both DA-2023/0156 and the Amending DA will work in parallel to authorise all below ground works on the site. The Amending DA will fully consider the impacts associated with the change in proposed scope, being the larger excavation footprint (vertically and horizontally) to accommodate a future larger basement carpark.

The proposed changes to the development are solely limited to the excavation of the footprint for the future basement levels and shoring works to the excavated area. No external changes to the development above ground level are involved with this application.

