



State Significant Development

Date Submitted: 26/05/2026

Project Name: 120-122 Smith Street, Wollongong HDA
Case ID: SSD-122745741

Applicant Details

Project Owner Info

Title	Mr
First Name	Chris
Last name	Ferriera
Role/Position	Head of Planning
Phone	0423976803
Email	c.ferreira@urbanpropertygroup.com.au
Address	Suite 110, Level 1, 180-186 Burwood Road
	Burwood , New South Wales, 2134 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	BLAQ PROJECTS NO. 27 PTY LTD & MAVE DEVELOPMENTS PTY LTD & TJ SMITH DEVELOPMENTS PTY LTD
ABN	88792718697

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Lexie	Drury
Phone	Email	Role/Position
0425303628	ldrury@beamplanning.com.au	

Address

AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	120-122 Smith Street, Wollongong HDA
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD235,317,956.00
Indicative Operation Jobs	15
Indicative Construction Jobs	520
Number of Occupants	1,100
Number of Dwellings	391
Gross Floor Area (GFA) sqm	51,545
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	84

Description of the Development/Infrastructure

Shop top housing development comprising a 30-storey, 25-storey and 12-storey building over a shared podium on 11,003sqm of cleared, remediated, serviced, and development-ready land.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	120-122 Smith Street, Wollongong
Site Address (Street number and name)	120-122 Smith Street, Wollongong
Site Co-ordinates - Latitude	-34.420578
Site Co-ordinates - Longitude	150.891

Local Government Area

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

Lot and DP

Lot and DP
Lot 200/DP1313965

Site Area

What is the total site area for your development?
Site Area sqm
11,003

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Owners Consent
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Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The Minister for Planning and Public Spaces, in pursuance of Section 4.36(4) of the Environmental Planning and Assessment Act 1979 declared the proposed development to be State Significant Development, under the State Significant Development Declaration Order 2025 (No 6) Part 2, section 4, (1)(g).
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

Permissibility of Proposal

Permissible with consent

HDA EOI Number

240708

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
E3 Productivity Support

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?
No
Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?
No
Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))
No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per 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

No

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

No

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

No

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

No

Other?

No

List the supporting document(s) that consider these provisions.

ESD Report, Section J Report, BASIX Documentation

Is the development seeking certification from a sustainability rating system?

No

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Behrooz
Last Name	Shojaei
Professional Qualification	Engineer
Registration details	68163019029
Business Name	INTEGRATED GROUP SERVICES PTY LTD
Australian Business Number (ABN)	68163019029

Is there a NABERS Agreement to Rate for embodied emissions in this development?

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the

development

Refer to documentation

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

Yes

Does the application include:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987* ?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?^{*}

No

Is the development [BASIX optional development](#)?^{*}

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?^{*}

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](#)?^{*}

No

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

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
41910	PIA	Brendan Hoskins

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Appendix JJ - Embodied Emissions Materials Form
File Name	Map
File Name	Appendix H - Arch Design Report
File Name	Appendix T - Stamped Architectural Drawings
File Name	Appendix Y - FIRA
File Name	Appendix T - BASIX & NatHERS Assessment Report

File Name	Appendix H - Design Verification Statement
File Name	Appendix Z - ACHAR
File Name	Appendix Q - Landscape Plans
File Name	Appendix K - TIA
File Name	Appendix P - Landscape Design Report
File Name	Appendix M - Water Management Plan
File Name	Appendix I - Survey
File Name	Appendix O - Contamination overview 1
File Name	Appendix II - Section J Report
File Name	Appendix G - Architectural Drawings
File Name	Appendix S - ESD Report
File Name	Appendix AA - CwC framework
File Name	Appendix J - VIA
File Name	Appendix EE - Wind Report
File Name	Appendix E - EDC Part 2 NOT FOR EXHIBITION
File Name	25090_EIS_UPG Smith Street Stage 2_SSD-122745741
File Name	Appendix V - OWMP
File Name	Appendix X - SIA
File Name	Appendix N - Geotechnical and Groundwater
File Name	Appendix F - Engagement Report
File Name	Appendix DD - Access
File Name	Appendix L - Noise and Vibration
File Name	Appendix R - AIA
File Name	Appendix FF - Aviation Report
File Name	Appendix W - CWMP
File Name	Appendix LL - CPTED
File Name	Appendix HH - Infrastructure Report
File Name	Appendix E - EDC Part 1
File Name	Appendix O - Contamination overview
File Name	Appendix BB - BCA Report
File Name	Appendix CC - Fire Statement
File Name	Appendix U - BDAR Waiver determination letter
File Name	Appendix U - BDAR Waiver
File Name	Appendix T - BASIX Certificate
File Name	Appendix GG - Community Housing Provider Letter
File Name	Appendix KK - Development Summary
File Name	Appendix D - Community Consultation Table_SSD-122745741
File Name	Appendix C - Mitigation Measures_SSD-122745741
File Name	Appendix B - Statutory Compliance Table_SSD-122745741
File Name	Appendix A_SEARs Compliance Table_SSD-122745741