



Project Name: Mixed use development with infill affordable housing- WIN Grand Wollongong
Case ID: SSD-76440958

Applicant Details

Project Owner Info

Title	Mr
First Name	Charbel
Last name	Kazzi
Role/Position	Head of Developments
Phone	0405300050
Email	charbel@level33.com.au
Address	30a Eva Street
	Riverwood , New South Wales, 2210 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	WOLLONGONG DEVELOPMENTS NO.8 PTY LTD
ABN	73675184531

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Anthony	Brogan
Phone	Email	Role/Position
0468524473	abrogan@ethosurban.com	Town Planner

Address

Level 4, 180 George Street
Sydney, New South Wales 2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Mixed use development with infill affordable housing- WIN Grand Wollongong
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD275,530,628.00
Indicative Operation Jobs	833
Indicative Construction Jobs	1,213
Number of Occupants	0
Number of Dwellings	546
Gross Floor Area (GFA) sqm	76,889
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	132

Description of the Development/Infrastructure

Mixed use development comprising four residential towers, ranging from 16 to 38 storeys, an 10-storey commercial office building, and a 8-storey hotel comprising 166 rooms and ground floor and podium retail on land at 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong.

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	WIN Grand, Wollongong
Site Address (Street number and name)	221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong
Site Co-ordinates - Latitude	-34.425489
Site Co-ordinates - Longitude	150.892

Local Government Area

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

Lot and DP

- Lot and DP
- Lot 1 in DP 112417
 - Lot 100 in DP 774957
 - Lot 9 in DP 551157
 - Lot 8 in DP 546125
 - Lot 1 in DP 88455
 - Lot 4 in DP 17979
 - Lot 5 in DP 17979
 - Lot B in DP 395330
 - Lot 1 in DP 220513
 - Lot 3 in DP 17979
 - Lot 2 in DP 17979
 - Lot 1 in DP 17979
 - Lot 7 in DP 878243
 - Lot 1 in DP 1135333
 - Lot 1 in DP 226374
 - Lot 1 in DP 183348
 - Lot 2 in DP 226374
 - Lot 3 in DP 319452
 - Lot 2 in DP 319452
 - Lot 1 in DP 319452
 - Lot 2 in DP 181570
 - Lot 1 in DP 1116034
 - Lot 1 in DP 82673
 - Lot 1 in DP 117019
 - Lot 1 in DP 927806
 - Lot 1 in DP 1198873
 - Lot 1 in DP 1087986

Site Area

What is the total site area for your development?

Site Area sqm

13,088

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Owners Consent
-----------	----------------

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 proposed development is categorised as SSD under Schedule 1, section 26A(1) of the Planning Systems SEPP as it:
- Relates to development to which Chapter 2, Part 2, Division 1 of the Housing SEPP applies;
 - The development is residential development and has an EDC of more than \$30 million in a specified location; and

•The development does not involve development prohibited under an environmental planning instrument applying to the land.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E2 Commercial Centre

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](#))

Yes

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

Yes

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?

Yes

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

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

Yes

If Other, provide details

Refer to appendices

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

refer to appendices

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	Samuel
Last Name	Star
Professional Qualification	Quantity surveyor
Registration details	Certified Quantity Surveyor (CQS) and Fellow of th
Business Name	The Trustee For Najm Family Trust
Australian Business Number (ABN)	92149895706

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

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Refer to Appendix Q Ecologically Sustainable Development Report and Appendix Q(a) Net Zero Statement

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?

Yes

Provide details

Refer to Appendix GG Construction and Demolition Waste Management Plan

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

No

Sustainability Requirements B

Net Zero Statement

Is the application accompanied by a Net Zero Statement?

Yes

Enter the details of the qualified person certifying the Net Zero Statement

First Name	Patrick
Last Name	Phelan
Professional Qualification	Mechanical engineer
Registration details	DMN/12/1407
Business Name	THE INTERNATIONAL CENTRE FOR SUSTAINABLE DEVELOPMENT OF ENERGY, WATER AND ENVIRONMENT SYSTEMS PTY LTD
Australian Business Number (ABN)	92638190280

Is the development designed to operate as a net zero development immediately?

No

Is the development designed to incorporate infrastructure, or space for the infrastructure necessary for the development to not use on-site fossil fuels after 1 January 2035?

Yes

Which of the following net zero provisions has the development incorporated?

Renewable energy generation and storage

What is the estimated annual energy consumption for the building?

What is the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions?

Sustainability Requirements C

Water

Has a NABERS Agreement to Rate relating to water been prepared for each prescribed large commercial use?

Yes

Details of the Agreement(s):

Type of Agreement	Targeted Star Rating	Agreement Ref Number
NABERS Agreement to Rate (Office)	0.1 Stars	AR12345

Energy

What is the preferred Section J pathway for this development?

J1V4 Verification of building envelope sealing

Is the development in the City of Sydney Local Government Area and a prescribed hotel, motel or office?

No

Has a NABERS Commitment Agreement or Agreement to Rate relating to energy use been prepared for each prescribed large commercial use?

Yes

Details of the Agreement(s):

Type of Agreement	Targeted Star Rating	Agreement Ref Number
NABERS Commitment Agreement (Office)	0.1 Stars	CA1234

Other Requirements - Part1

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

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?

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)?

Yes

Does the application include documentary evidence that such arrangements have been made?

Yes

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](#)?*

Yes

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

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number
9852

Accredited Organisation
PIA

REAP Name
Schandel Fortu

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 Q(a) - Net Zero Statement
File Name	Appendix Q - Ecologically Sustainable Development Report
File Name	Appendix B - Architectural Drawings
File Name	Appendix G - Design Report
File Name	Appendix V - Historical Archaeological Assessment
File Name	Appendix Z(c) - Hydrogeological Investigation (Stamped)
File Name	Appendix Z(b) - Prelim Geotech Investigation (Stamped)
File Name	Appendix Z(a) - Prelim Contam Investigation (Stamped)
File Name	Appendix T - Traffic Impact Assessment
File Name	Appendix Y - Biodiversity Development Assessment Report
File Name	Appendix Z - Environmental/Geotechnical Conditions Review
File Name	Appendix R - BASIX Report
File Name	Appendix X - Arboricultural Impact Assessment Report
File Name	Appendix W - Statement of Heritage Impact
File Name	Appendix U(a) - Archaeological Technical Report
File Name	Appendix N - Visual Impact Assessment
File Name	Appendix U - Aboriginal Cultural Heritage Assessment Report
File Name	Appendix TT - NatHERS Certificate
File Name	Appendix N(a) - Visual Impact Assessment Appendix
File Name	Appendix SS - Fire Engineering Statement
File Name	Appendix RR - Draft Plan of Management
File Name	Appendix R(a) - BASIX Certificate
File Name	Appendix QQ - Easement Plan
File Name	Appendix PP - Stratum Layout
File Name	Appendix P - CPTED Report
File Name	Appendix O - Pedestrian Wind Comfort Report
File Name	Appendix OO - Floor Space Ratio Calculations
File Name	Appendix EE - Public Domain Concept Design
File Name	Appendix NN - Cl4.6 Variation Request (Building Separation)
File Name	Appendix MM - Cl4.6 Variation Request (Building Height)
File Name	Appendix I - Landscape Plan
File Name	Appendix LL - Social Impact Assessment
File Name	Appendix M - Engagement Report
File Name	Appendix L - Connecting with Country
File Name	Appendix J - Landscape Design Report
File Name	Appendix KK - Access Assessment Report
File Name	Appendix K - Survey Plan
File Name	Appendix JJ - BCA Assessment Report
File Name	Appendix II - Noise and Vibration Impact Assessment
File Name	Appendix HH - Infrastructure Delivery, Management, Staging
File Name	Appendix AA - Preliminary Site Investigation (Stamped)
File Name	Appendix H - Affordable Housing Provider Letter
File Name	Appendix G(a) - Design Report Appendices
File Name	Appendix GG - Construction/Demolition Waste Management Plan
File Name	Appendix BB - Flood Desktop Review Report
File Name	Appendix DD - Stormwater Concept Design
File Name	Appendix FF - Operational Waste Management Plan
File Name	Appendix E - Consolidated Mitigation Measures
File Name	Appendix C - Statutory Compliance
File Name	Appendix CC - Integrated Water Management Report
File Name	Appendix D - Community Engagement Table
File Name	Appendix A - SEARs Compliance Table
File Name	GIS Data
File Name	Appendix S(b) - NABERS Commitment Agreement
File Name	Appendix S(a) - NABERS Agreement To Rate
File Name	Appendix S - NABERS Embodied Emissions Form
File Name	Appendix F - EDC and Employment Report
File Name	Appendix F - EDC and Employment Report - Cover Letter
File Name	SSD-76440958 - Environmental Impact Statement