



NSW GOVERNMENT
Department of Planning

Contact: Izlem Boylu
Phone: 02 9228 6369
Fax: 02 9228 6540
E-mail: izlem.boylu@planning.nsw.gov.au

Robert Chambers
Director
BBC Consulting Planners
PO Box 438
BROADWAY NSW 2007

Our ref: MP 06_0209
File: S06/00441

Dear Mr Chambers,

Subject: Director General's Requirements for the Environmental Assessment of A Concept Plan and Project Application for West Keira Mixed Retail, Commercial and Residential Development, corner of Crown Lane and Keira Street, and Alterations and Additions to Wollongong Central Shopping Centre, Wollongong: MP 06_0209

The Department has received your application for the proposed project application (Application Number: 06_0209).

I have attached a copy of the Director-General's requirements (DGRs) for environmental assessment (**Attachment 1**) of the project for a Concept Plan and Project Application as detailed in the attached document, in accordance with Clause 75M(3A) of the Act. These requirements have been prepared in consultation with the relevant government agencies including Council.

It should be noted that the Director-General's requirements have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

I would appreciate it if you would contact the Department before you propose to submit the Environmental Assessment for the project to determine the fees applicable to the application.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director-General considers that the Environmental Assessment does not adequately address the DGR's, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

Copies of responses from government agencies to the Department's request for key issues and assessment requirements are enclosed at **Attachment 2**. Please note that these responses have been provided to you for information only and do not form part of the DGR's for the EA.

Please also be advised that the owner's consent from the RTA is required for the proposed pedestrian bridge over Keira Street, and Council's consent for any works on Council land.

If you have any enquiries about these requirements, please contact Izlem Boylu, Team Leader Urban Assessments on 02 9228 6369 or via e-mail at izlem.boylu@planning.nsw.gov.au.

Yours sincerely


Jason Perica
Executive Director 9/4/07
Strategic Sites & Urban Renewals

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	06_0209
Project/s	<p>Concept Plan for the entire proposed development, comprising of:</p> <ul style="list-style-type: none"> • A new six-level retail centre (called as 'West Keira') associated with above and below ground car parking including necessary support structures for the erection in the future of two towers (one commercial, one residential) and their associated parking above the roof of the retail podium. • Alterations and additions to existing 'Wollongong Central Shopping Centre', including a new eight screen cinema complex; and • Interconnection of the West Keira with Wollongong Central Central across Keira Street via an underground tunnel and above ground pedestrian bridge. <p>Project Application for the entire proposed development with the exception of the commercial and residential towers on the podium formed by 'West Kiera'.</p>
Location	<p>The site comprises the following:</p> <ul style="list-style-type: none"> • the 'Wollongong Central Shopping Centre' site, located on the eastern corner of Keira Street and Crown Street mall on Lot 1 DP 804785; and • the 'West Keira' site, located on the western corner of Keira Street and Crown Street/Lane comprising of Lot 262 in DP 823263 (fronting both Richardson Street and Keira Street), Lot 260 in DP 823263 (fronting Richardson Street), Lot 270 DP 8473 (fronting Richardson Lane), Lot 250 in DP 823262 (fronting western boundary), Lot 1 in DP 503512 (adjoins Lot 250 above), Lot 100 in DP 568649 (fronting Keira Street), Lot 7 in DP 521621 (fronting Keira Street), Lot 1 in DP 510608 (fronting Keira Street), Lot A in DP 403097 (fronting Keira Street), Lot B in DP 403097 (fronting Keira Street), Lot 1 in DP 797590 (fronting Crown Lane), Lot 1 in DP 799494 (fronting Crown Lane), Lot 100 in DP 734993 (fronting Crown Lane), Lot 1 and 2 in DP 17888 (fronting Crown Lane), and Lot 1 in DP 154592 (fronting both Crown Street and Crown Lane). • Portions of Richardson Street, Keira Street and Crown Lane. • Proposed Lot 12 which is an access handle from Regent Street to the 'West Keira' site.
Proponent	BBC Consulting Planners on behalf of GPT Property Management Pty Ltd
Date issued	4 April 2007
Expiry date	4 April 2009
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. an executive summary; 2. description of the site, including cadastre, title details, existing easements (including sewer mains, and/or encumbrances); 3. details of the proposed layout, land uses, size and scale of the main components of the development, FSR, height (AHD); 4. details of the methodology used for the calculation of the FSR in accordance with the relevant Environmental Planning Instruments (EPI); 5. an assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below; 6. a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; 7. demonstration as to how the development, when completed, will achieve the objectives of the relevant EPI's; 8. a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; 9. a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest; 10. a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is not false or

	<p>misleading;</p> <p>11. landowners' consent for the development site; and</p> <p>12. a Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project in accordance with SEPP Major Projects 2005.</p>
<p>Key issues</p>	<p>PART A - Key Issues specific to the <u>Concept Plan</u></p> <p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's and Guidelines to be addressed (these shall also be addressed for the Project Application should it be lodged separately to Concept Plan application) <ul style="list-style-type: none"> • Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including, but not limited to: <ul style="list-style-type: none"> ○ Wollongong City Centre Local Environmental Plan 2007; ○ Wollongong City Centre Development Control Plan 2007; ○ Wollongong City Centre Civic Improvement Program 2007; ○ SEPP 11 – Traffic Generating Development; ○ SEPP 55 – Remediation of Land; ○ SEPP No. 65 – Design Quality of Residential Flat Development & Residential Flat Design Code; ○ SEPP (Building Sustainability Index: BASIX) 2004; and ○ Other relevant Council plans and policies. • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Retail Impact Assessment A comprehensive Retail Impact Assessment Report, having regard to West Kiera and additions to Wollongong Central, in the context of the particular controls of the recently gazetted Wollongong City Centre LEP and DCP 2007. 3. Proposed Building Envelopes and Urban Design <ul style="list-style-type: none"> • Consideration of various options for the proposed envelopes involving the presentation of a minimum of three (3) viable options for massing and siting of the development in its entirety and in particular the towers; • The assessment is to include an analysis of views and vistas and the impact of the proposal on these views, and shall also demonstrate that the proposed building siting does not have unacceptable level of impact on privacy of the adjoining sites; and • The assessment is to address the overshadowing of the proposed building envelopes in the context of each other and adjoining development, and their setting and the proposed massing as viewed from public areas (shadow diagrams are required). 4. Visual Impacts of Above Ground Car Parking/Pedestrian Bridge etc The assessment is to address the following in relation to the proposed above ground car parking provision: <ul style="list-style-type: none"> • Mitigation of the visual impact of the building elements associated with the above ground car parking, including the vehicular ramp from Regent Street; and • Mitigation of the visual impact of the roof-top car parking when viewed from the residential and commercial towers above. • Mitigation of the visual impact of the proposed Keira Street Bridge by limiting the width to approximately 10m. 5. Development on Council and RTA land The environmental assessment is to demonstrate or provide the following with respect to the proposed works on Council or RTA owned land: <ul style="list-style-type: none"> • Owners consent from Council for the works proposed within Richardson Street and Crown Lane. • Owners consent from the RTA for the works proposed within Keira Street including the proposed pedestrian bridge. • Details of the procedures required to be undertaken to use or modify Council owned land including road closure processes, lease arrangement requirements and stratum subdivision. Details regarding the progress of

these procedures and expected timeframes for the completion of any procedures shall be provided.

6. Public Domain Improvements/Pedestrian Activity

The environmental assessment is to demonstrate the following:

- Interface of proposed uses with existing public domain to provide activation;
- Provision of linkages with and between other public domain spaces, including Crown Street Mall;
- Proposed public domain improvements; and
- The massing and siting of buildings must minimise wind impacts on pedestrian amenity. Wind modelling is to be undertaken to determine the existing and future wind conditions on site. A wind report is to be submitted.

7. Traffic Impacts

(these shall also be addressed for the Project Application should it be lodged separately to Concept Plan application)

- The Environmental Assessment must present a traffic impact study for parking, servicing and access to the site and the surrounding site which must be prepared in accordance with the RTA's relevant policies and guidelines.
- The assessment should include the following issues:
 - consideration of the traffic impacts on the existing intersections and the capacity of road network to safely and efficiently cater for the additional vehicular traffic generated in accordance with the Wollongong City Centre Paramics Model;
 - traffic analysis for all relevant intersections, including current traffic counts and 10 year traffic growth projection, 95th percentile back of queue lengths, delays and level of service on all legs, and use of SIDRA or similar traffic model;
 - assessment of proposed access arrangements to the site;
 - assessment of pedestrian, cyclist and public transport issues;
 - in conjunction with the traffic study, a master plan / staging plan will be prepared indicating the expected development on the site over time. The traffic study should assess all scenarios that may occur when developing the site and identify the 'triggers' required for road network infrastructure upgrades.

8. Social and Economic Context

Address the social and economic context of the development in terms of infrastructure requirements and access including staging and monitoring of infrastructure works. An economic analysis shall include an investigation of the economic impact of the proposed development upon the retail, commercial and residential industry within the locality.

9. Remediation of Site

A Contamination Report is to be prepared in accordance with the guidelines of SEPP No. 55, to identify any potential contamination on the site.

10. Heritage impacts

A Heritage Impact Statement (HIS) is to be prepared in accordance with the NSW Heritage Office's guidelines to address the impact of the proposed development on the heritage significance of the row of shops from Nos. 230-264 Crown Street and the St Michael's Anglican Church precinct in Market Street.

11. Public infrastructure

Address provision of public infrastructure having regard to current development contributions requirements and any Voluntary Planning Agreement (VPA);

12. Ecologically Sustainable Development

(these shall also be addressed for the Project Application)

The environmental assessment shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases.

13. Staging

The Environmental Assessment must include details regarding the proposed method of staging the development including construction schedule and how this affects progressive access arrangements for the sites.

14. Statement of Commitments

The Environmental Assessment must include:

- (i). Proposed mitigation and management of any impacts identified in the above assessment; and
- (ii). A draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the projects. The draft Statement of Commitments should include consideration of:
 - o built form and design of the proposed buildings;
 - o access arrangements, traffic management and parking;
 - o existing infrastructure on the site and measures to protect or relocate any such infrastructure;
 - o stormwater management;
 - o sustainability and water saving commitments; and
 - o any contributions towards infrastructure costs.

PART B – Key Issues specific to the Project Application**15. Consistency with the Concept Plan**

The Environmental Assessment report must demonstrate consistency with all Environmental Assessment requirements as detailed for the Concept Plan.

16. Architectural, Building and Urban Design Impacts

- The assessment is to include two (2) independent external designs for the façade treatment in addition to any in-house design;
- The assessment is to address the visual impact of the project in the context of adjoining development, impact on any heritage item (on-site, adjoining and adjacent the site) and its architectural resolution as viewed from public areas;
- The assessment is also to address:
 - o Consistency with the character of development in the locality and relative to adjacent buildings including density, street frontage, scale, height, built form including roof form;
 - o Amelioration of visual impacts through design, use of appropriate colours and building materials, landscaping and buffer areas;
 - o Proposed treatments to the open areas designated for managed public access; and
 - o Impacts of the proposed alterations and additions to the Wollongong Central Shopping Centre in the context of adjoining public domain areas.
 - o The two lower levels of all frontages to main streets are to be active and a superior design treatment is to be achieved.

17. Car Parking/Access/Servicing

The assessment should address the following issues:

- o Design of above and below ground car parking;
- o Proposed access and servicing (loading/unloading, garbage collection etc) arrangements;
- o Provision of bicycle parking and disabled parking.

18. Safety/ Public areas/ Pedestrians

The environmental assessment is to demonstrate how the proposed building design and treatment of the public domain will:

- o Maximise safety, security and public surveillance within the building, including basement car parking. Specific regard should be given to the Department of Planning's Guideline; *Crime prevention and assessment of development applications* 2001;
- o Ensure access for people with disabilities;
- o Ensure appropriate weather protection is provided around the site;
- o Provide works around the perimeter of the site to enhance its setting; and
- o Minimise potential for vehicle and pedestrian conflicts.

19. Construction Impacts

Address measures to ameliorate potential impacts arising from the construction of the proposed development.

	<p>20. Services/infrastructure and utilities</p> <ul style="list-style-type: none"> • In consultation with relevant agencies, address the existing capacity and requirements of the development for water, electricity, waste disposal, telecommunications and gas. • Details of any augmentation to services and utilities required to meet the demand generated by the proposed project. • Address provision of public infrastructure having regard to current development contributions requirements and any Voluntary Planning Agreement (VPA); <p>21. Building Code of Australia Compliance Report Address the compliance of the development with the relevant provisions of the Building Code of Australia.</p> <p>22. Noise Impacts Demonstrate that the proposal will be designed, constructed, operated and maintained so that there is no unacceptable level of noise impacts (including traffic noise) on amenity in the locality.</p> <p>23. Signage Strategy A Signage Strategy for the development incorporating building identification and directional signage (where relevant) is to be provided to address the appropriateness of the signage with respect to the characteristics of the buildings in relation to size, location and total number including finishes and materials and visual impacts on the public domain.</p>
Advisory Note	<p>Design Competition The Minister may require, under Clause 22B(4) of the Wollongong City Centre LEP 2007, a design competition in relation to all or part of the subject development to ensure the architectural quality of the built form is appropriate to its context.</p>
Deemed refusal period	60 days

Attachment 1: Plans and Documents to accompany the Application

Plans and Documents of the development

The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application:

1. The **existing site survey plan** is to be drawn to 1:500 scale (or other appropriate scale) and show:
 - the location of the land, the measurements of the boundaries of the land, the size of the land and north point;
 - the existing levels of the land in relation to buildings and roads;
 - location and height of existing structures on the site; and
 - location and height of adjacent buildings and private open space.
 - all levels to be to Australian Height Datum.

2. A **Site Analysis Plan** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).

3. A **locality/context plan** drawn to 1:500 scale (or other appropriate scale) should be submitted indicating:
 - significant local features such as parks, community facilities and open space and heritage items;
 - the location and uses of existing buildings, shopping and employment areas;
 - traffic and road patterns, pedestrian routes and public transport nodes
 - The existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation.

4. The **Environmental Assessment** in accordance with the Director-General's Environmental Assessment Requirements as outlined in The Key Issues.

5. The **Architectural drawings** (where relevant) are to be drawn to scale and illustrate the following:
 - the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;
 - detailed floor plans of the proposed buildings;
 - sections and elevations including detailed sections of the proposed building;
 - the location and size of vertical and horizontal circulation of lifts, stairs and corridors;
 - fenestrations, balconies and other features;
 - communal facilities and servicing points;
 - accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;
 - the height of the proposed development in relation to the land;
 - any changes that will be made to the level of the land by excavation, filling or otherwise;
 - the level of the lowest floor, the level of any unbuilt area and the level of the ground;
 - parking arrangements, where vehicles will enter and leave the site, and how vehicles will move about the site;
 - pedestrian access to, through the retail arcade and within the site.

6. The **shadow diagrams** showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.

7. The **Other plans** including (where relevant):
 - **Stormwater Concept Plan** - illustrating the concept for stormwater management from the site to the Council drainage system and include a detailed site survey. Where an on-site detention system is required or being provided, the type and

	<p>location must be shown and must be integrated with the proposed landscape design. Site discharge calculations should be provided and the must include details of all major overland flow paths;</p> <ul style="list-style-type: none"> • Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from the beach and surrounding streets/key areas; • Coloured elevations - of the proposed buildings drawn to the same scale as the architectural drawings. The elevations are to indicate height and key datum lines, building length and articulation, materials and finishes, the composition of the façade and roof design, existing buildings on the site, building entries (pedestrian, vehicular and service), and profile of buildings on adjacent properties; • Landscape/Public Domain Concept Plan – plan or drawing that shows the basic detail of public domain works including seating, lighting, paving and any planting design and plant species to be used, listing botanical and common names, mature height and spread, number of plants to be utilised and surface treatments (i.e. pavers, lawn etc).
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 12 hard copies of the Environmental Assessment; • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below). • If the Environmental Assessment is bulky and lengthy in volume, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.
<p>Electronic Documents</p>	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:</p> <ul style="list-style-type: none"> • Adobe Acrobat PDF files and Microsoft Word documents must be no bigger that 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files; • File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files; • Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order; • Graphic images will need to be provided as [.gif] files; • Photographic images should be provided as [.jpg] files; • Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each; • Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order. <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.</p>

Attachment 2
Agency Responses to Request for Key Issues