

CONCEPT PLAN APPROVAL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF CONCEPT PLAN FOR WOLLONGONG CENTRAL REDEVELOPMENT (MP No 06_0335)

(File No. S06/00441)

I, the Minister for Planning, under the *Environmental Planning and Assessment Act 1979* determine:

- (a) under Section 75O, to approve the concept plan referred to in Schedule 1 subject to the modifications in Schedule 2 and Statement of Commitments in Schedule 3;
- (b) under Section 75P (1) (b), all future stages of the project be subject to Part 4 of the Act and Wollongong City Council shall be the consent authority; and
- (c) under section 75P(2)(c) that future environmental assessment of the project be subject to the requirements set out in Schedule 2.

The reason for the modifications are:

- (a) To ensure an acceptable built form outcome for the site;
- (b) To adequately mitigate the environmental impacts of the development;
- (c) To reasonably protect the amenity of the local area; and
- (d) To set requirements for the future development applications under Part 4 of the Act.

Frank Sartor MP
Minister for Planning

Sydney,

2008

SCHEDULE 1**PART A — TABLE**

Application made by:	The GPT Group
Application made to:	Minister for Planning
Major Project Number:	06_0335 (Concept Plan)
On land comprising:	Lot 1 DP 804785 (Wollongong Central) and Lot 262 & 260 DP 823263, lot 270 DP 847391, lot 250 DP823262. lot 1 DP 503512, lot 100 DP 568649, lot 7 DP 521621, lot 1 DP 510608, lot A-B DP 403097, lot 1 DP 7974590, lot 1 DP 799494, lot 100 DP 734993, lot 1-2 DP 17888, lot 1 DP 154592 (West Keira).
Local Government Area	Wollongong
For the carrying out of:	Redevelopment of Wollongong Central Site and West Keira Site as described in the EA and PPR (as relevant).
Capital Investment Value	Approximately \$311.6 million
Type of development:	Concept approval under Part 3A of the EP&A Act
Determination made on:	
Determination:	Concept approval is granted subject to the modifications outlined in Schedule 2 below.
Date of commencement of approval:	This approval commences on the date of the Minister's approval.
Date approval is liable to lapse	5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the EP&A Act.

PART B — DEFINITIONS

In this approval the following definitions apply:

Act, the	Environmental Planning and Assessment Act, 1979
Council	Wollongong City Council
Department, the	Department of Planning
Director-General, the	Director-General of the Department of Planning (or delegate).
EA	Environmental Assessment for Wollongong Central Redevelopment dated July 2007
Minister, the	Minister for Planning
Modifications of Approval	The Minister's modifications of approval for the Concept Plan.
Preferred Project Report (PPR)	Preferred Project Report for Wollongong Central Redevelopment, dated December 2007.
Proponent	The GPT Group
GFA	Gross Floor Area - as defined by the Wollongong City Centre LEP 2007

SCHEDULE 2 — MODIFICATIONS

ADMINISTRATION

1 **Terms of Approval**

The development shall be carried out generally in accordance with the EA, PPR and supplementary documents, and Statement of Commitments and any recommendations set out within those documents.

2 **Maximum Gross Floor Area (GFA)**

- The maximum GFA for the entire development (Wollongong Central and West Kiera sites) shall not exceed 126,363sq.m, which equates to a total aggregate FSR of 5:1, in compliance with the WCC LEP 2007.
- The maximum GFA on the West Kiera site for the commercial tower component shall not exceed 20,500sq.m and the maximum GFA for the residential tower component on the West Keira site shall not exceed 11, 598sq.m.

Note: This Concept Plan approves a maximum GFA across the entire development (Wollongong Central and West Kiera sites) in accordance with the Floor space requirements in the WCC LEP 2007. To ensure any future development does not exceed these Floor space ratio controls, Modification 3 of this Concept Plan requires covenants to be placed on title for both sites of the development.

3 **Covenant**

Covenants shall be placed on the title for the following sites:

- **West Keira** (Lot 262 & 260 DP 823263, lot 270 DP 847391, lot 250 DP823262. lot 1 DP 503512, lot 100 DP 568649, lot 7 DP 521621, lot 1 DP 510608, lot A-B DP 403097, lot 1 DP 7974590, lot 1 DP 799494, lot 100 DP 734993, lot 1-2 DP 17888, lot 1 DP 154592) stating that the total floor space ratio shall not exceed **7.69:1**.
- **Wollongong Central** (Lot 1 DP 804785) stating that for the purpose of calculating Floor Space Ratio (FSR), an FSR of **5:1** has already been utilised for the site.

The relevant planning authority benefiting from the covenants shall be Wollongong City Council. The proponent shall provide evidence to Council demonstrating that such covenant is registered on each title as per this modification prior to the release of a construction certificate for any building works.

Note: Limiting the Floor space ratio of Wollongong Central and West Kiera sites by covenant will ensure the Floor space ratio controls will be maintained for any future development across the aggregate of both sites.

4 **Car Parking**

The number of car spaces to be provided for the entire development shall be a minimum of 1823 (inclusive of 610 existing car parking spaces).

5 **Traffic**

Traffic Signals shall be installed at the intersection of Market Street and Young Street and at the intersection of Regent Street and Market Street. Details of the upgrade works shall be submitted with any future application for the commercial and residential towers on the West Keira site (Stage 2). The signalised intersections shall be installed and operational to the RTA's satisfaction prior to the occupation of Stage 2 of the development proposal.

6 **Inconsistencies between Documentation**

In the event of any inconsistency between modifications of the Concept Plan approval identified in this approval and the drawings/documents including Statement of Commitments referred to above, the modifications of the Concept Plan shall prevail.

7 **Subsequent Approval Regime**

All future applications relating to Stage 2 of this development including the residential and commercial towers and associated car parking on the West Keira site shall be subject to Part 4 of the Act and Wollongong City Council shall be the consent authority.

8 **Determination of Future Applications**

The determination of future applications for development under Part 4 of the Act is to be generally consistent with the terms of Concept Plan approval No. 06_0335 as described in Schedule 1 and subject to the modifications of approval set out in Schedule 2.

BUILT FORM/ARCHITECTURAL DETAILING

9 Architectural Design Competition

All future applications for development under Part 4 of the Act, for the residential and commercial towers on the West Keira site, will be subject to a formal design excellence competition in accordance with Clause 22B (4) (a) of the WCC LEP 2007.

10 Building Separation

The residential and commercial towers on the West Keira site are to have a minimum separation distance of 24m.

11 Building Height

The height of any buildings erected on the West Keira site shall not exceed 80m above natural ground level.

12 Commercial Tower – Floor Plate

Future development applications under Part 4 of the Act for the commercial tower on the West Keira site, proposing a floor plate exceeding 1200sq.m must provide a split floor plate and/or demonstrate sufficient modulation/articulation to the satisfaction of the consent authority.

CONTRIBUTIONS

13 Developer Contributions

Future application under Part 4 of the Act will attract Developer Contributions in accordance with the Wollongong City Centre City Improvement Plan 2007.

ADVISORY NOTES

14 BASIX

Future application(s) for residential development on the West Keira site under Part 4 of the Act shall be required to demonstrate compliance with BASIX at the time of lodgement.

15 Australian Building Greenhouse Rating (ABGR)

Future applications for the commercial tower on the West Keira site under Part 4 of the Act shall be required to enter into an ABGR Commitment Agreement to design, build and commission the premises for a minimum 4, star rating at the time of lodgement.

16 SEPP 65/RFDC

Future applications for residential development on the West Keira site under Part 4 of the Act shall be required to demonstrate compliance/consistency with SEPP 65 and the Residential Flat Design Code.

SCHEDULE 3

MP 06_0335

WOLLONGONG CENTRAL REDEVELOPMENT

REVISED STATEMENT OF COMMITMENTS

(SOURCE: PREFERRED PROJECT REPORT AMENDMENT 20 DECEMBER 2007)

DRAFT STATEMENT OF COMMITMENTS - WOLLONGONG CENTRAL CONCEPT PLAN AND PROJECT APPLICATION (STAGE 1)

No.	Subject / Commitment
1	General
A	The development will be undertaken generally in accordance with the Environmental Assessment report prepared by BBC Consulting Planners, including accompanying appendices, as amended by the Preferred Project Report (or as subsequently amended with the approval of the Minister for Planning)
B	The Stage 1 development will be undertaken generally in accordance with the Project Application drawings in Appendix 9b of the Preferred Project Report, (or as subsequently amended with the approval of the Minister for Planning), while allowing for reasonable design development to occur.
	Future Project or Development Applications will be generally in accordance with the Concept Plan drawings in Appendix 9a of the Preferred Project Report, except that the bridge over Keira Street will have a width of approximately 10m (or as otherwise subsequently modified by the Minister for Planning).
C	The Proponent is committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act, 1979.
D	The Proponent will develop a program of informing key stakeholders including Wollongong City Council and the Roads and Traffic Authority, of construction staging and activities during the development process.
2	Development of Council Land
A	In relation to Richardson Street, Council has agreed to sell the land to GPT and has lodged a Road Closure application. The Proponent will continue to work with Council in this regard.
B	In relation to that part of Crown Lane which is to become a piazza, no road closure is required or proposed and the affected part of Crown Lane will remain in Council's ownership. Following demolition of No. 228 Crown Street (owned by GPT), part of that property will be gifted to Council for the purpose of widening Crown Lane. This will facilitate the creation of a revised intersection with Crown Street. Council requires the dedication and widening to be undertaken at no cost to Council. The Proponent will continue to work with Council in this regard.

C	In relation to the tunnel and bridge on Keira Street, Council has resolved to consent to enter into a 50-year lease for an airspace stratum above Keira Street for a retail and pedestrian bridge, and a similar lease for a stratum below Keira Street. Consent is sought as part of this application to the stratum subdivision of Keira Street for the purpose of creation of the stratum lots. Once consent has been granted to this application, the Proponent and Council will enter into a formal agreement to lease, and the Proponent will proceed to undertake the necessary survey prior to registering a Deposited Plan of Subdivision with the Land Titles Office. The lease can then commence, assuming that all commercial conditions have been met. The Proponent will continue to work with Council in this regard.
3	Contributions Towards Infrastructure Costs.
A	The Proponent will discuss with Council the contributions which are anticipated to be levied by way of a consent condition pursuant to Wollongong City Council's Section 94A Plan (2% of cost of development). Consideration will be given to the provision of a material public benefit by the Proponent in part or full satisfaction of a condition imposed on any consent which may be granted.
B	A Section 94EE Special Contributions Levy applies at 1% of the cost of development.
C	The Proponent will meet the costs associated with service upgrades attributable to the development imposed by the service authorities and will undertake all works associated with the proposed tunnel and bridge at no cost to Council and the RTA.
4	Further Approvals
A	The Proponent will obtain a series of staged Construction Certificates in relation to excavation and building works.
B	Consent is sought to the use of the buildings generally in accordance with the plans, the erection of inter-tenancy walls, and the first fitout of the tenancies created as part of the Project Application, subject to the following: Construction certificate(s) are to be obtained for the construction of inter-tenancy walls and the first internal fitout of each tenancy. Prior to issuing construction certificate(s) for the above, the Principal Certifying Authority must be satisfied that the development is to be carried out in accordance with the matters set out below: <ul style="list-style-type: none"> ▪ All building work must be carried out in accordance with the provisions of the Building Code of Australia. This is achieved either by satisfying the prescriptive or performance requirements of the BCA; ▪ The building is to comply with the fire safety provisions as are applicable to the proposed new use; ▪ On completion of the building work, the following are not to be reduced:

	<ul style="list-style-type: none"> a) the structural strength and load bearing capacity of the building; and b) the measures to protect persons using the building, and to facilitate their egress from the building, in the event of fire; and c) the measures to restrict the spread of fire from the building to other buildings nearby; ▪ External plant likely to emit noise shall be located so adjoining areas are not adversely affected; ▪ The use cannot be for the purposes of a Restricted Premises; and ▪ Any premises that is regulated under the Food Act 2003 is required to comply with the relevant provisions of the relevant Food Act, Food Regulations and Council Code.
C	Following the first fitout and use of the tenancies created as part of the Project Application, future fitout and changes of use will be subject to Wollongong City Council Exempt and Complying Development DCP provisions.
D	Appropriate approvals and licences will be obtained for the cinema complex including development consent as a Place of Public Entertainment.
E	Approval/s for future stage/s will be obtained under Part 3A or Part 4 of the Environmental Planning and Assessment Act 1979, as required by the conditions of Concept or Project Application Approval.
F	Generally, the Proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.
5	Demolition, Excavation and Construction Management
A	Demolition, excavation (including de-watering) and construction will be undertaken in general accordance with the Construction Management Plan (CMP) prepared by Bovis Lend Lease (BLL), and lodged with the application (or as subsequently expanded and updated as required). Compliance with the recommendations made throughout the CMP aims to ensure that environmental impacts during construction are mitigated to the fullest extent possible, and that disruption to the operations of this important regional CBD is limited
B	All work will be undertaken in accordance with BLL's Environment, Health and Safety Management System set out in the CMP.
C	All work will be undertaken in accordance with the proposed mitigative measures set out in the detailed plans incorporated in the CMP, including:

	<ul style="list-style-type: none"> ▪ Waste Management Plan for the construction phase (reflecting BLL and GPT waste policies); ▪ Stormwater and Erosion Management Plan (building on the recommendations of the Civil Engineering Report and Civil Drawings prepared by Hyder Consulting); ▪ Noise and Vibration Management Plan (building on the recommendations of the Environmental Noise Impact Assessment prepared by Renzo Tonin & Associates); ▪ Air Quality Management Plan; ▪ Construction Traffic and Parking Management Plan (building on the recommendations of the Traffic Impact Assessment prepared by Maunsell, and the Civil Engineering report prepared by Hyder); and ▪ Archaeological Management Plan (building on the Archaeological Assessment prepared by Casey and Lowe).
D	Excavation procedures and footing details will have regard to the findings of the Geotechnical Investigation prepared by Douglas Partners to accompany the application.
7	Tree Removal and Protection
A	Street trees adjacent to the Wollongong Central site will be subject to tree protection measures in accordance with the detailed recommendations of the report 'Tree Assessment - Wollongong Central' (prepared by Allied Tree Consultancy and submitted with the application) except as otherwise agreed with Wollongong City Council.
B	All trees within the West Keira site and some street trees on Keira Street are identified for removal.
8	Heritage Archaeology
A	Future redevelopment works have the potential to disturb nineteenth-century archaeological remains, however Part 3A projects are exempted from the requirement to obtain a Section 140 Excavation Permit (Heritage Act 1977). Any approvals or permits required to be obtained as part of the conditions of Concept or Project approval will be complied with.
B	In the event that substantive remains have survived, an archaeological recording program should be put forward to record a sample of the site's remains. The sampling will focus on the sites shown on the 1884 plan, as recommended by the Casey and Lowe 'Archaeological Assessment Report' submitted with the application.

C	Any artefacts recovered from the site will be catalogued and reported in accordance with the standard Heritage Office conditions of consent.
D	Consideration will be given to interpretation of the results of the archaeological program within the public spaces of the proposed development.
9	Contamination
A	In accordance with the recommendations of the Phase 1 Contamination Assessment report prepared by Douglas Partners and submitted with the application, a Remediation Action Plan (RAP) will be prepared to describe remediation and validation measures for the UST and PAH/TRH hotspot removal.
B	If excavated fill/ soils are required to be disposed offsite, then such waste materials are required to be assessed for waste classification in accordance with the NSW DEC Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999). Similarly, any imported soil material (such as imported structural filling) will require verification testing to ensure such soils are suitable for reuse onsite from a contamination perspective.
10	Sustainability
A	<p><i>Energy Conservation and Greenhouse Reduction</i></p> <ul style="list-style-type: none"> ▪ For West Keira, the Proponent commits that the base case system will be a VAV air handling plant with 100% outdoor air economisers and low design off-coil temperatures to minimise fan energy use. In addition, the Proponent will consider alternative air handling and cooling plant configurations that must achieve equivalent or more energy savings to the base case to be accepted. Life cycling costing will be utilised to determine the preferred system configuration; ▪ For Crown Central, the Proponent will minimise greenhouse gas production by reutilising as much of the existing air handling system as possible. For newly built areas, new VAV plant will be provided. ▪ High efficiency cooling plant will be installed including water cooled chillers, variable speed primary chilled water and condenser water pumps, and zero ozone depletion refrigerant. ▪ The Proponent will optimise use of common area roofs and façade to control glare and solar gains while providing for a high quality of daylight to the internal streets; ▪ The Proponent will implement the following:-

	<ul style="list-style-type: none"> - use of high efficiency lamps and control gear for common area lighting with flexible control systems to allow efficient management of base building lighting during trading and outside trading hours, - CO control to variable speed car park exhaust fans, - All shopfront glass will be low-e coated to reduce peak loads and meet BCA, 2006 energy efficiency provisions, - motion control required in back of house/storage areas, - time clock scheduling for all lighting to switch off after trading hours, - neon will not be permitted, - high efficiency motors and fans, - a tenant engagement program to educate tenants and maximise efficiencies in their tenancies, and - energy metering and monitoring systems to ensure ongoing efficient use of energy resources. <p><i>Natural Ventilation</i></p> <ul style="list-style-type: none"> ▪ The Crown Central car park will be largely naturally ventilated. <p><i>Water Conservation and Water Reuse</i></p> <p>The Proponent will ensure/deliver:-</p> <ul style="list-style-type: none"> ▪ Use of efficient irrigation systems; ▪ Drought-resistant shrubbery to street; ▪ Waterless urinals; ▪ All toilet pans will be 4.5/3L flush or better; and ▪ Basin tap ware will be minimum 5A while sink tap ware will be minimum 4A; ▪ A water management strategy to minimise wastage, including user education, monitoring and maintenance.
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	<p><i>Stormwater Management</i></p> <ul style="list-style-type: none"> Stormwater treatment will be in accordance with Council and Environmental Protection Authority (EPA) requirements. <p><i>Waste Management Strategy</i></p> <ul style="list-style-type: none"> The Proponent will develop a waste management strategy with centre management and architects to provide appropriate areas for waste separation and recycling; The Proponent will implement a construction waste management plan including diverting demolition/waste materials for landfills. <p><i>Management and Operations</i></p> <ul style="list-style-type: none"> The Proponent will incorporate into the development scheme a useable calculator that assists both the Proponent and its tenants in identifying and further understanding the environmental impacts of design and operational practices. (The Ecological Footprint Calculator has proven to be a valued tool used extensively throughout the Proponent's developments and operations process including the Rouse Hill Town Centre and Melbourne Central.) The Proponent will apply a calculator to the base building, to calculate the Footprint reduction of its initiatives; and The Proponent will develop an environmental management plan for the construction phase.
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<p>B</p>	<p>Commitments to investigate</p> <p>The Proponent commits to investigating the following ESD initiatives:-</p> <p><i>Energy Conservation and Greenhouse Reduction</i></p> <ul style="list-style-type: none"> Consideration of a gas fired cogeneration plant to minimise greenhouse gas emissions and to reduce dependency on the grid; Consideration of absorption chiller using waste heat from generators; and Consideration of thermal storage as part of a cogeneration option, with utilisation of sprinkler storage tanks as thermal store. <p><i>Orientation, Passive Solar Design and Daylighting</i></p>
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	<ul style="list-style-type: none"> Potential for atrium to future commercial tower. <p><i>Water Conservation and Water Reuse</i></p> <ul style="list-style-type: none"> Treatment devices to remove gross solids and hydrocarbons; and As part of a blackwater treatment analysis, water reuse strategies will be investigated and adopted should life cycle costs prove attractive. <p><i>Indoor Environmental Quality</i></p> <ul style="list-style-type: none"> Selection of materials to promote good indoor air quality; Potential for atrium to future commercial tower; and Avoidance of ozone depleting substances to refrigerants and insulation. <p><i>Embodied Energy in Materials and Building Processes</i></p> <ul style="list-style-type: none"> Investigate use of PVC alternatives where viable; Investigate use of recycled steel reinforcement; Investigate potential for use of recycled aggregates in non-structural concrete; Maximise the use of post industrial recycled materials in concrete mixes; Maximise the use of recycled material content in street furniture with known recycled alternatives such as bollards, signage, benches, wheel stops, etc; and Where alternatives exist for major material choices, select materials to lower environmental impact based on a life cycle assessment of materials.
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<p>C</p>	<p>Any future residential tower shall be accompanied by a list of commitments as to the manner in which the development will be carried out, in order to achieve the required BASIX objectives and requirements.</p>
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<p>11</p>	<p>Materials, Finishes and Colours</p>
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A	A materials, finishes and colours sample board, generally consistent with the approved elevations, will be provided for the endorsement of the Manager Assessments at the Department of Planning prior to the issue of the first Construction Certificate for above ground building works.
B	The final selection of materials, finishes and colours will be generally consistent with the above sample board. Any significant variation from the endorsed sample board will be required to be further endorsed by the Manager Assessments at the Department of Planning.
12	Heritage Impacts
A	The colours and lighting levels at night of the northern edge of the cinema complex will be appropriate to the adjacent heritage precinct.
13	Tunnel Under Keira Street
A	Service allocations within the Keira Street Tunnel structure will be designed in accordance with the NSW Street Opening Conference – Guide to Codes & Practices for Street Opening” dated September 2002.
B	An appropriate stratum subdivision will be registered and a lease entered into with Wollongong City Council.
C	The tunnel will be trafficable to disabled persons.
D	Works related to the tunnel and overbridge on Keira Street will be undertaken in accordance with Council and RTA requirements, including: <ul style="list-style-type: none"> ▪ design and clearances to relevant standards, including RTA standards; ▪ the infrastructure will not compromise the ability to carry out future maintenance activities within the road reserve; ▪ all construction impacts will be managed to the satisfaction of the RTA and Council; ▪ all costs associated with the infrastructure will be at no cost to the RTA and Council (except as otherwise agreed); ▪ the Proponent will enter into an agreement to ensure the long term maintenance of the tunnel and bridge structures.
14	Keira Street Pedestrian Bridge
A	The detailed design of the bridge will seek to minimise apparent bulk and maximise transparency of the structure.

B	The bridge will be trafficable to disabled persons.
C	An appropriate stratum subdivision will be registered and a lease entered into with Wollongong City Council.
D	RTA requirements will be satisfied (refer Statement of Commitment No. 13D).
15	Existing Crown Street Mall Pedestrian Bridge
A	A condition of approval is invited to require the upgrade of the existing pedestrian bridge over Crown Street Mall, linking the Crown Central building to the Gateway building. The bridge will be stripped of existing signage, painted and upgraded to help make a positive contribution to the streetscape.
16	Wind Effects
A	The detailed design of the works subject of the Project Application will have regard to the recommendations of the Wind Effects report prepared by Vipac and submitted with the application. Wind tunnel testing will determine the detailed requirements.
B	Further wind modelling, including wind tunnel testing, will accompany the future detailed application/s for the residential and commercial towers.
17	Reflectivity
A	Glass selected will comply with the recommended reflectivity coefficients of less than 15% (at normal incidence).
18	Signage Strategy
A	Approval is sought for building signage to be erected, following the issue of construction certificate/s for that signage, generally in accordance with the Signage Strategy submitted with the Preferred Project Report.
B	Any significant departures from the Signage Strategy will require the submission of a revised Signage Strategy for the endorsement of the Manager Assessment of the Department of Planning.
19	Accessibility
A	Compliance with statutory requirements pertaining to site access, common area access, accessible parking and accessible sanitary facilities will be achieved, in accordance with the recommendations of the Access Review prepared by Morris Goding Accessibility

	Consultants.
20	Crime Prevention Through Environmental Design
A	The Proponent will adopt the recommendations of the Security Review prepared by Harris Crime Prevention Services and submitted with the application, in relation to: <ul style="list-style-type: none"> ▪ incorporating appropriate security design specifications into detailed design documentation; ▪ establishing a whole-of-site security strategy; and ▪ considering the preparation of a post-construction Security Awareness Plan, in consultation with relevant stakeholders such as Wollongong City Council, local police and transport authorities
21	Noise Management in Design and Operation
A	The Proponent will implement the noise management recommendations set out in Section 6.4 of the Environmental Noise Impact Assessment, including those relating to design of the access ramp and car parking, construction of speed humps and floor slabs, and acoustic treatment of the western boundary at Stage 2, and testing and treatment of mechanical plant.
22	Compliance with SEPP 65
A	Compliance with the principles of SEPP 65 and the Residential Flat Design Code will be detailed with any future application for the residential tower.
23	Public domain and landscaping
A	Public domain and landscaping works will be undertaken as detailed in the plans and reports accompanying the Preferred Project Report, including: <ul style="list-style-type: none"> ▪ the creating of a Piazza through the demolition of No. 228 Crown Street and the dedication of that land to Council, the realignment of the eastern end of Crown Street, and the paving and landscaping of the Piazza and part of Crown Lane; ▪ paving and landscaping to Crown Lane and Keira Street along the frontages of the site in accordance with the revised landscape plans;
	<ul style="list-style-type: none"> ▪ 'xeroscape' landscaping to the Regent Street vehicular ramp and western car park roof edge at Stages 1 and 2; and ▪ a 'green roof' as part of Stage 2.
B	The landscape is to be designed in a manner that respects the use of natural resources, and is efficient in terms of energy for installation and on-going operation. The planting areas within the public domain are to be mulched to reduce water transpiration from the soil. Imported mulch and soil products are to incorporate recycled and or composted materials where possible.
24	Access and Car Parking
A	The following complies with the Traffic Impact Assessment (TIA) prepared by Maunsell to accompany the application.
B	New and modified vehicular access arrangements will be provided for Stages 1 and 2 as identified in the documentation;
C	Car parking provision will be in accordance with the reduced car parking rates for retail, commercial and residential floorspace identified in the TIA;
D	The design and layout of car parking areas and access thereto will be in accordance with the TIA and the relevant Australian Standards;
E	Bicycle parking will be provided for the floorspace at Stage 1 and the future stage, initially at 50% of the rate required for the floorspace constructed in the Wollongong City Centre DCP 2007, with space set aside for 100% provision in the event that full demand for cycle parking is realised.
F	Motorcycle parking will be provided in accordance with DCP rates.
G	New and modified service vehicle access will be provided in accordance with the TIA.
25	Local Intersection Improvements
A	New intersections are to be provided on both Regent Street and Richardson Street, to facilitate access to the proposed car parking levels within the new development. The following modifications are proposed for the local road network at Stages 1 and 2:-

B	<ul style="list-style-type: none"> ▪ Richardson Street/Richardson Lane - install roundabout; ▪ Market Street/Richardson Street - upgrade existing Give Way (priority) intersection; ▪ Regent Street/West Keira car park ramp - install roundabout; ▪ Crown Lane/Regent Street/Rawson Street - install traffic calming feature including pedestrian refuge; ▪ Market Street/Keira Street - no infrastructure improvements are required, however traffic signal phasing may be modified; and ▪ Market Street/Regent Street - Stage 1 includes minor modifications to the Give Way intersection. For Stage 2, this intersection would be upgraded to traffic signal control; and <p>[Note: Other recommended intersection improvements at Market Street/Young Street and Young Street/Victoria Street have been identified by Council as part of its works program]</p>
26	Pedestrian Improvements
A	<p>Improvements to the pedestrian realm will be provided in the following locations:</p> <ul style="list-style-type: none"> ▪ Provision of a pedestrian bridge over, and underground link beneath, Keira Street; ▪ Provision of a wider pedestrian crossing of Keira Street at the Crown Street intersection; ▪ The creation of a piazza at the corner of Crown Lane and Crown Street; and ▪ The provision of pedestrian crossings as part of signalised intersections on Market Street at Regent Street and Young Street (in Stage 2)
27	Travel Demand Management
A	A Travel Demand Management (TDM) strategy will be developed which aims to moderate the growth in car use by encouraging changes to people's travel behaviour.
B	Work place travel plans will be implemented as part of the commercial development.
28	Infrastructure and Servicing
A	The Proponent will comply with the requirements of relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development.
B	<p>The following measures will be initiated to monitor and mitigate impacts relating to services and infrastructure:</p> <ul style="list-style-type: none"> ▪ Test pit existing services at specific locations to determine alignment and level prior to finalisation of design. ▪ Install all necessary erosion and sediment controls prior to commencement of works. ▪ Maintain all erosion and sediment controls. ▪ Provide adequate temporary signage and line markings during construction to clearly guide pedestrians and vehicles. ▪ Provide adequate protection to all pedestrian routes during construction. ▪ Ensure the design is compliant with all necessary standards and guidelines. Sight distance requirements will be checked at all conflict points between vehicles and pedestrians / cyclists. ▪ Stormwater drainage will be monitored to ensure all gross pollutant traps and drains are clean and functioning.
29	Waste Management
A	Waste Management will be generally in accordance with the Waste Management Services report, prepared by GPT and submitted with the application, and in the GPT Retail National Waste Management Strategy appended thereto (or as may be amended from time to time).