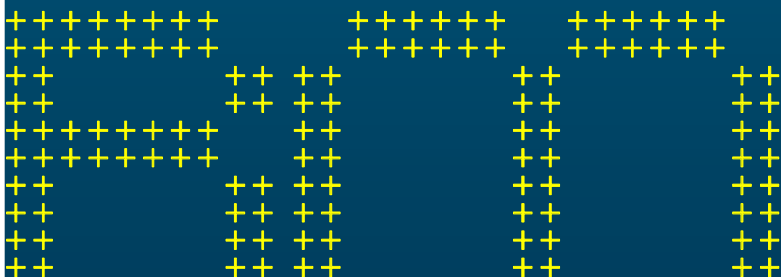


12 September 2007

12 September 2007





Community Consultation Final Report

Prepared for Belmorgan Property
Group

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Enter Name of Director here
Associate Director	Enter Name of AD here
Senior Consultant	Samantha Ross
Support Staff	Jill Yeomans
Job Code	SA1986
Report Number	2

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Executive Summary

Introduction

In October 2006 a community consultation process was undertaken by Urbis in relation to a proposed development in the east of the Wollongong CBD. The process contributed to the drafting of a concept plan commissioned by the applicant, Belmorgan Property Development. This report outlines the consultation process undertaken in relation to the development its outcomes and findings.

Note on currency of data

This report was finalised in September 2007, but is based on the results of consultation undertaken in October 2006. Some subtle change could be expected in the data, however it is considered to remain a fair and accurate representation of community views for the purpose of this initial community consultation study.

Methodology

The tight timeframe for completion of the concept plan dictated that a disciplined approach was undertaken to consultation, focussing on people in the immediate vicinity of the proposal. The process comprised the following components:

- intercept surveys of people in the area surrounding the development site (ie Burelli, Crown and Market Streets to the east of Kembla Street; Crown Street Mall) to assess community attitudes to the local area and responses to the proposed development
- a group discussion and interviews with people operating businesses in the same catchment area, to assess their attitudes and responses as above and gain insights into the perceived impacts of the development on their business
- interviews with real estate agents operating in the local area to assess demand for the proposed development.

Consultation was not undertaken with tenants or people in the process of shopping at Wollongong Central Shopping Centre, as consent from Centre Management had not been obtained. The consultation process was undertaken between 11th and 25th October 2006.

Key findings

The area to the east of the Wollongong CBD is generally perceived as having considerable potential that is not yet realised, and being in the early stages of a positive transformation.

The acceptance and support for development and revitalisation of the area among community members and local business operators consulted for this project suggests that developments with the potential to bring more people to the area, such as the Stage 2 proposal, will be well received by most.

The specific uses proposed as part of Stage 2 were met with an enthusiastic response by business operators, particularly due to their capacity to draw people into the vicinity of their businesses. The response from community members was also largely positive.

However, the findings suggest a degree of uncertainty among some community members about hotel and residential accommodation, conferencing facilities, and potentially office space being developed in the area. It is possible that this uncertainty results from difficulty imagining these uses coexisting with the entertainment and retail uses that are already emerging in the area.

Downward price pressure on the residential market was reported to require particular care in finalising the features of the residential apartments to ensure that they meet with market expectations. However, the commercial market was strong in the area at the time the consultation was undertaken.

Key implications

Although the overall response to the uses proposed in Stage 2 was positive, the ambivalence of some community members towards some of these uses suggests that there is a need to provide more detailed information to the broader community about the proposal, and to highlight its potential to revitalise this area both socially and economically.

Comments from real estate agents suggested that the residential offering will need to meet high market expectations in terms of space and quality of design. Research with potential buyers and further consultation with the local real estate sector is recommended to shed further light on the market's requirements.

1 Introduction

1.1 This report

In October 2006 a community consultation process was undertaken by Urbis in relation to a proposed development in the east of the Wollongong CBD. The process contributed to the drafting of a concept plan commissioned by the applicant, Belmorgan Property Development.

This report outlines the consultation process undertaken in relation to the development its outcomes and findings. This is the final report for the consultation project.

Note on currency of data

This report was finalised in September 2007, but is based on the results of consultation undertaken in October 2006. Some subtle change could be expected in the data, however it is considered to remain a fair and accurate representation of community views for the purpose of this initial community consultation study.

The proposed development

Urbis was approached by Belmorgan Property Development to prepare a concept plan in relation to a proposed development in the east of the Wollongong CBD. The proposal is for development on the Dwyers site (on the corner of Corrimal and Crown Streets) and the Oxford Tavern site (on the opposite side of Corrimal Street).

The proposed development (Stage 2) would build on an initial stage of development which has already been approved on the Dwyers site (Stage 1). The components of each stage of the development are outlined below.

Stage 1: Dwyers site

- Shopping centre including:
 - supermarket
 - specialty shops
 - Discount Department Store
- cinema
- cafes fronting onto Crown Street
- underground parking.

Stage 2: Dwyers site, upper levels, and Oxford Tavern site

- On the podium level above stage 1:
 - 150 room 4 star hotel
 - conference facilities
- On the Oxford Tavern site:
 - 75 prestige residential apartments
 - 2.5 floors of office space
 - A ground floor licensed venue.

1.2 Concept plan

The development site has been declared by the Minister for Planning as Major Project and he has invited a concept plan to be lodged for 'Stage 2'.

The Minister was due to begin preparation for the March 2007 election in October 2006 and had requested that the concept plan be submitted prior to the commencement of his preparation.

1.3 Community consultation

As part of the concept planning process it has been determined that a community consultation process be undertaken, in order to

- inform community members about the proposal
- provide an opportunity for the community to respond to the proposal
- assess the particular strengths and weaknesses of the proposal in the community's view
- gain preliminary insights into the potential impacts of the proposed development on people in its immediate vicinity.

The timeframe for compilation of the concept plan was particularly limited, necessitating a disciplined approach to the community consultation process. Therefore consultation focussed on people living or operating a business in, or frequenting, the area in the immediate vicinity of the site.

2 Methodology

Community consultation in relation to the development comprised the following components:

- intercept surveys of 53 people in the area surrounding the development site (ie Burelli, Crown and Market Streets to the east of Kembla Street; Crown Street Mall) to assess community attitudes to the local area and responses to the proposed development
- interviews with people operating businesses in the same catchment area, to assess their attitudes and responses as above and gain insights into the perceived impacts of the development on their business
- interviews with five real estate agents operating in the local area to assess demand for the proposed development.

The consultation process was undertaken between 11th and 25th October 2006.

The discussion guide and survey instrument are reproduced at Appendices A and B.

3 Key Findings

3.1 Overview

Some key themes arose from the various components of the consultation process, indicating a reasonably consistent view of the proposed proposal and perceived impacts on the local area and its users.

A key finding was that development of the area in general was viewed positively by the majority of those consulted. There was a general recognition that the area was in need of modernisation, that this process had already begun, and a belief that enticing people into the area and away from outer suburbs was desirable and beneficial.

The area in which the proposed development is located is perceived to be undergoing a transformation into an entertainment precinct. However this process is far from complete. The main impediment to this transformation and to bringing people into the area is a lack of parking.

There was clear support from both community members and local business operators for uses such as parking, retail and entertainment, consistent with the planned features of Stage 1.

In relation to uses consistent with the Stage 2 proposal, however, responses were slightly more varied. Local business operators were very supportive of these uses (ie residential apartments, a hotel, a licensed venue, conference centre and office space), believing that these would help revitalise the area and benefit their businesses. In addition, for community members surveyed, positive responses to each of the proposed uses outnumbered negative responses.

However, among these people, support was stronger for the licensed premises than the other proposed uses (ie residential apartments, a hotel, conference centre), about which there was some ambivalence.

Given the perception of the area as an emerging entertainment precinct, the ambivalence among some community members towards these uses may suggest uncertainty about the compatibility of residential, commercial and accommodation uses with entertainment uses.

Finally, at the time interviews with real estate agents took place, the market for residential property was not as strong as that for commercial property, and agents' comments suggested a need to provide maximum value to prospective buyers through finishings, features and generous provision of bedrooms.

3.2 Intercept survey of residents and visitors

Interviewers canvassed the eastern part of the CBD (bound by Burelli, Crown Kembla and Corrimall Steets) and Crown Street Mall. They asked people in this area to participate in a brief survey about their impressions of the local area, its present and future uses, with specific reference to the uses approved as part of Stage 1 and those proposed for Stage 2 (the survey instrument is reproduced at Appendix A).

3.2.1 Respondent characteristics

The following are the main characteristics of survey respondents:

- A total of 53 people participated in the survey.
- Most were regular visitors to the area (at least once a week).
- The majority usually came to the area to shop.
- About one in three worked in the area.
- About one in five lived in the area.

3.2.2 General impressions of the area

The area was described by respondents in the following ways:

- Café/restaurant/entertainment area
- Underused area/area with very little activity
- Underdeveloped area
- Area needing renovation
- Developing area
- Improving area
- Out of the way location
- Central location
- Close to the beach
- an area I don't go to often
- an area I avoid

As can be seen, the area was described both positively and negatively. This reflects the variety of uses within the area, the fact that it appears to be undergoing a transformation into an eating/entertainment district, and the juxtaposition between the advantages of the location (ie proximity to the beach and CBD) and the perception that these advantages are not yet being capitalised upon.

The area was described by several survey respondents as a restaurant and café precinct. However, it was also frequently described as having little activity, being underdeveloped and needing renovation. Respondents also described the area as improving and developing. A number claimed not to frequent the area, and some said that they avoided the area, particularly at night. The area was described by some as being central and close to the beach, but by others as being 'out of the way.'

3.2.3 Positive aspects of the area

Positive aspects of the area included the following:

- Cafes/restaurants
- the area has a good provision of open space and outdoor dining
- the Oxford Tavern
- the area is developing/has potential
- the area is close to the beach
- there are a number of shops in the area.

Positive descriptions of the area were consistent with comments made in other parts of the survey. A large number of respondents considered the cafes and restaurants in the area to be among its most positive aspects. Other positive attributes of the area included the public open space and outdoor dining, proximity to the beach and the fact that the area appeared to be undergoing a transformation through development. Interestingly, a number of people specifically mentioned that the Oxford Tavern was a positive attribute of the area.

3.2.4 Negative aspects of the area

Negative aspects of the area included the following:

- the area is dangerous/rough at night
- the area is underused
- there is insufficient retail variety in the area.

A number of survey respondents referred to antisocial behaviour and a rough atmosphere in the area at night. Other negative comments about the area included that it was under-used (ie not enough people used the area) and that the variety of retail facilities on offer was too small. Some respondents did not believe the area had any negative characteristics.

3.2.5 Suggested improvements to the area

The main suggestions given by respondents for improving the area were as follows:

- increase the variety of retail /provision of more upmarket retail
- renovate/modernise/develop the area
- increase the number of nightlife venues/young people's entertainment venues
- increase police presence at night
- no improvements needed.

Several survey respondents made suggestions as to what could be done to improve the area. The most pervasive themes were a need to improve the variety of retail outlets- respondents advocating both more upmarket boutiques and discount outlets (eg Target) - as well as more entertainment at night-time, particularly aimed at younger people, and the need for modernisation of the area, including further development and a general clean-up of features such as shopfronts, street paving and awnings.

3.2.6 Appraisal of selected aspects of the area

Survey respondents were asked to give selected aspects of the area a score out of five, with five being the highest. The following scored highly:

- access to the beach
- access to the CBD
- cafes and restaurants
- personal safety.

Survey participants were more ambivalent about the following aspects of the area:

- transport links
- entertainment facilities
- retail facilities
- attractiveness of the streetscapes
- traffic

Survey participants had a poor regard for

- parking in the area.

It is noteworthy that there are mixed views about personal safety in the area. It appears that concerns are specific to times after dark.

3.2.7 Perceived need for renovation or upgrading of development site and comparable sites

Survey respondents were asked to assess how in need specific sites were of upgrading or renovation, by giving a rating of one to five (five being 'needs significant upgrading')

The sites were:

- Oxford Tavern
- Car dealership
- Salvation Army Building
- Crown Street Mall
- Wollongong Central shopping centre.

Survey participants were uncertain about whether the sites suggested in the survey needed upgrading. The large proportion of 'don't know' responses in relation to renovation or upgrading of the Oxford Tavern, Salvation Army and Car Dealership sites may be due to confusion about the current status of these sites (being part of Stage 1), ie the fact that they already were apparently in the process of being upgraded. Respondents were ambivalent about the extent to which Crown Street Mall and Wollongong Central Shopping Centre required upgrading, which contradicts statements made in other parts of the survey about the area.

3.2.8 Perceived suitability of specific uses for the area

Respondents were asked to assess suitability of various potential uses for the area, using a scale of one to five (with five being 'highly suitable').

Table 1 – Suitability of specific uses for the study area

n=53	Detail						Summary	
	5 Highly suitable	4	3 Neutral	2	1 Highly unsuitable	0 Don't know	Total suitable (4 + 5)	Total unsuitable (1 + 2)
Live music venue	26	13	6	1	1	6	39	2
Restaurants	18	20	11	0	2	2	38	2
Cafes	18	20	11	0	2	2	38	2
Multistorey car park	30	8	4	2	5	4	38	7
A bar	22	15	5	2	2	7	37	4
Pedestrian mall with shops	20	15	8	4	4	2	35	8
Supermarket	27	7	10	2	4	3	34	6
Cinema	29	5	8	2	4	5	34	6
New shopping centre	25	8	3	8	7	2	33	15
International hotel	15	10	12	9	4	3	25	13
More than one bar	16	7	7	2	9	12	23	11
Upmarket apartments	14	8	14	7	8	2	22	15
Conference centre	10	9	10	4	5	15	19	9

Note: figures in this table represent raw numbers of survey responses (not percentages)

As indicated in Table 1 above, respondents most frequently gave a high 'suitability score' (four or five) for *all of the proposed uses*. The following uses were considered suitable by *most* respondents:

- a live music venue (39 out of 53 responses)
- Restaurants ((38 out of 53 responses)
- Cafes (38 out of 53 responses)
- a multistorey car park (38 out of 53 responses)
- a bar (though more than one bar was considered less suitable) (37 out of 53 responses)

- a pedestrian mall with shops (35 out of 53 responses)
- a supermarket (34 out of 53 responses)
- a cinema (34 out of 53 responses)
- a new shopping centre (33 out of 53 responses).

Some respondents (a minority) believed the following uses would *not* be suitable:

- a new shopping centre (15 out of 53 responses)
- upmarket apartments (15 out of 53 responses)
- an international hotel (13 out of 53 responses)
- more than one bar (11 out of 53 responses).

There was also some uncertainty about having a conference centre in the area (15 out of 53 gave a 'don't know' response regarding the suitability of this use).

3.3 Group discussion and interviews with business operators

3.3.1 Group discussion

A group discussion was planned to engage up to 10 local businesses in a discussion about the proposal and its potential impacts. Local business owners or managers were invited to participate by the survey interviewers, who approached 50 businesses in the local area to gauge their interest in attending. Information on the group discussion was left with the 17 people who expressed interest in attending.

People were asked to call and confirm their attendance; two businesses called to register their interest to attend. However, on the afternoon of the session, both of these people cancelled.

Attempts were made to contact the remaining 15 people who had expressed interest, to determine whether they were going to attend and ascertain whether or not the session should proceed. One person said they would attend and five people were not contactable at the time.

Knowing there was a chance that up to 6 people might attend, a researcher was present at the discussion venue at the advertised time. However, no businesses attended.

It is possible that the time of the group discussion (6.00pm-8.00pm) may have discouraged businesses from attending at the end of their working day. It is also possible that there was not a sufficiently high level of interest to attend.

The following week, contact was made with six of those who had expressed interest in participating in the group discussion to invite them to participate in a telephone interview. Three local business people agreed to participate in an interview.

3.3.2 Interviews

Attitudes to the local area

The area on the eastern edge of the CBD was described as 'becoming the place to be', rising in popularity while the Crown Street Mall area was declining. However, it was also considered to be 'a bit run down'. There was general agreement that the location, between the CBD and the beach, had the potential to attract more people.

Within the area, the existing dining and entertainment facilities, in particular the cafes and restaurants on lower Crown and Corrimal Streets, the Entertainment Centre and the Performing Arts Centre, were well regarded. People considered the area was a developing entertainment precinct.

Retail facilities were not considered to be of an appropriate standard in quality or variety of goods offered. The retail offer was not perceived to advance the popularity or 'status' of the area. One business person noted the lack of quality clothing shops in the area. Another noted a general preference for shopping for grocery and household goods at shopping centres in other suburbs (eg Figtree).

Comments on the streetscape in the area reflected the variation from place to place within this small area. Areas around the outdoor cafes on Crown Street were considered attractive. Other areas near Burelli Street and parts of Corrimal Street were considered in need of landscaping, repairs to paving and improvements to shop fronts and building facades.

Business people considered a lack of parking in the area to be its major shortcoming, and an impediment to theirs and other local businesses.

Responses to the Stage 2 proposal

Local business people interviewed were given a description of the location and components of the Stage 2 proposal (in addition to an explanation of the Stage 1 development to provide a context). Responses to the proposal were unanimously positive and enthusiastic. It was anticipated that the developments would benefit their businesses by bringing more people, and specifically people wanting to spend money, to the area. The residential, hotel, conferencing and office space proposed as part of stage 2 were considered particularly beneficial in this regard.

Some concern was voiced by these stakeholders about construction impacts, including traffic disruptions and dust, but there was general acceptance that long term positive impacts will be worth the temporary inconvenience. Unsurprisingly, these stakeholders want the construction period to be as short as possible.

Two of the people interviewed had previously been concerned about the height of the development, but were satisfied that the height currently proposed would have no negative impact on the area.

The other primary concern among business people was that the area move 'upmarket', and that development and usage facilitate this. For example, one business person noted that the development of the hotel would entail an additional liquor licence in the area, but felt that having the licensed area in the context of a four star hotel would discourage antisocial behaviour associated with alcohol consumption.

3.4 Real estate agent interviews

Five real estate agents in the local area were interviewed about demand for residential apartments and commercial space in the eastern CBD area.

Demand for apartments in the area was reported to have decreased in recent years, in line with broader market trends, and agents were not certain when it would gain momentum. Pressure to lower prices was frequently reported by the agents interviewed.

However, there were still reports of apartments selling off the plan in the months leading up to October 2006.

The market was reported to have high demands regarding the quality of finishings and provision of parking and outdoor space. There appeared to be particular demand for larger apartments (2 bedrooms or more) in the CBD and surrounds.

In contrast, commercial property, including both retail and office space, had been experiencing strong demand, and this was expected to continue.

4 Conclusions and key implications

4.1 Conclusions

The area to the east of the Wollongong CBD is generally perceived as having considerable potential that is not yet realised, and being in the early stages of a positive transformation.

The acceptance and support for development and revitalisation of the area among community members and local business operators consulted for this project suggests that developments with the potential to bring more people to the area, such as the Stage 2 proposal, will be well received by most.

The specific uses proposed as part of Stage 2 were met with an enthusiastic response by business operators, particularly due to their capacity to draw people into the vicinity of their businesses. The response from community members was also largely positive.

However, the findings suggest a degree of uncertainty among some community members about hotel and residential accommodation, conferencing facilities, and office space being developed in the area. It is possible that this uncertainty results from difficulty imagining these uses coexisting with the entertainment and retail uses that are already emerging in the area.

Finally, downward price pressure on the residential market is likely to require particular care in finalising the features of the residential apartments to ensure that they meet with market expectations. However, the commercial market is currently strong in the area.

4.2 Key implications

Although the overall response to the uses proposed in Stage 2 was positive, the ambivalence of some community members towards some of these uses suggests that there is a need to provide more detailed information to the broader community about the proposal, and to highlight its potential to revitalise this area both socially and economically.

Comments from real estate agents interviewed also suggested a need to ensure that the residential offering would meet market expectations, for example via quality finishings, generous provision of space, and features such as parking, balconies and ensuites. Research with potential buyers and further consultation with the local real estate sector would shed further light on these requirements.

Appendix A Survey Instrument.

A.1 Wollongong City Centre East Survey

Hello, my name is # from Urbis, a planning consultancy. We have been asked by Belmorgan Property Development to find out people's attitudes to the local area, and the kinds of things they would like to see the area used for in the future.

Would you have about 5 minutes to participate in a survey?

- 1. What sort of activities usually bring you to this area?** (Don't read out, but use as a prompt if clarification required)

- (a) Work here
- (b) Live here
- (c) Just passing through
- (d) Shopping at Crown Street Mall
- (e) Shopping at Woolworths
- (f) Shopping at Wollongong Central
- (g) Café on Crown Street
- (h) Oxford Tavern
- (i) Car dealership
- (j) Council
- (k) Library
- (l) Business (specify) _____
- (m) Other (specify) _____

- 2. How frequently do you visit or use this part of the City Centre?** (Don't read out, but use as a prompt if clarification required)

- (a) Daily
- (b) Few times a week
- (c) Once a week
- (d) Once a fortnight
- (e) Less often
- (f) This is the first time

- 3. Thinking about the area between Crown Street, Burelli Street and Kembla Street, how would you describe this area?**

- 4. What's good about this area?**

- 5. What's not so good about this area?**

6. What sorts of changes would you like to see to the area? (What sorts of services, facilities or other uses would you like to see in the area?)

7. I'm going to read out some aspects of the local area, and I'd like you to tell me how you would rate this area on these things. I'll use a rating of 1 to 5, with 5 being the best rating. (Read out each and get response one at a time)

Feature	1	2	3	4	5	DK	Comments
(a) Access to beach							
(b) Access to CBD							
(c) Transport links							
(d) Cafes/restaurants							
(e) Entertainment facilities							
(f) Shopping facilities (variety etc)							
(g) Attractiveness of streetscapes							
(h) Personal safety							
(i) Parking							
(j) Traffic							

8. I'm going to read out the names of some sites of the local area, and I'd like you to tell me how much, if at all, you think these sites need to be renovated or upgraded. I'm going to use a scale of 1 to 5, where 1 means 'fine the way it is' and 5 means 'needs significant upgrading'. (Read out each and get response one at a time)

Feature	1	2	3	4	5	DK	Comments
(a) Oxford Tavern							
(b) Car Dealership							
(c) Salvation Army							
(d) Crown Street Mall							

(e) Wollongong Central Shopping Centre							
--	--	--	--	--	--	--	--

9. I'm going to read out some examples of things that could be built in the area. On a scale of 1 to 5 where 1 means very unsuitable, and 5 means very suitable, can you please tell me how suitable you think each one would be for this area. (Read out each and get response one at a time)

Use	Highly unsuitable	2	3	4	5	Highly suitable	DK	Comments
(a) Upmarket apartments								
(b) An international hotel								
(c) A conference centre								
(d) A new shopping centre								
(e) A pedestrian mall with shops								
(f) A supermarket								
(g) Restaurants								
(h) Cafes								
(i) A bar								
(j) More than one bar								
(k) A live music venue								
(l) A cinema								
(m) A multistorey car park								

Thankyou for your time today. Your feedback will help with the planning of the Wollongong City Centre.

Appendix B Discussion guide (designed for local business discussion group and used in interviews)

Wollongong City Centre East Discussion Guide

Hello, my name is Samantha Ross from Urbis, a planning consultancy. We have been asked by Belmorgan Property Development to find out the attitudes of local business people like yourselves to the area on the eastern edge of the Wollongong City Centre, to proposed changes in the area and the possible effects of these changes on you, and the kinds of things you would like to see the area used for in the future.

In our reporting we will discuss what the general feedback was from interviews, and will not provide information that might identify anyone participating.

1. Can you please tell me about your business and its location? How long have you owned a business in this area?
2. Thinking about the area between Crown Street, Burelli Street and Kembla Street marked out on this map, how would you describe this area? What's good about this area? What's not so good about this area?
3. What sorts of changes, if any, would you like to see to the area? (Any sorts of services, facilities or things to change the 'character' of the area you would like to see?)
4. I'm going to read out some aspects of this area, and I'd like you to tell me how you would rate this area on these things. Think about the quality of these things as well as the availability.
 - Transport links- Why do you say that?
 - Cafes/restaurants- Why do you say that?
 - Entertainment facilities- Why do you say that?
 - Shopping facilities- Why do you say that?
 - Attractiveness of the streetscapes- Why do you say that?
 - Personal safety- Why do you say that?
 - Parking- Why do you say that?
 - Traffic management- Why do you say that?
5. Which parts of this area, if any, do you think need upgrading?
6. I'm going to read you the description of a proposed development in this area and explain to you what is proposed. This development is proposed for the sites that currently house the Dwyers Holden and Mazda dealerships and Salvation Army building and the Oxford Tavern across Corrimal Street. This is what is proposed as part of this development:

On the Dwyers Holden site

On top of stage one (Levels 1- 3: shopping centre including supermarket, specialty shops, cinema, discount Department Store, cafes along Crown Street)

Stage 2 would consist of conference facilities, 150 room 4 star hotel, and restaurant on top level (L11)

Stage 2 would also consist of development on the Oxford Tavern site across the road:

- L1- specialty retail and licenced venue
- L2 and L3- Office space
- L4 Part Office, part residential
- L5-13 Residential

In short, stage 2 would comprise:

On the podium level above stage 1:

150 room 4 star hotel

conference facilities

On the Oxford Tavern site:

75 prestige residential apartments

2.5 floors of office space

A licensed venue.

7. How do you think that the stage 2 proposal would affect the local area if it were to go ahead? Why do you say that?
8. How do you think this development might affect your business? Why do you say that?
9. Which parts of the stage 2 proposal, if any, do you think would be likely to benefit you? Which parts, if any, do you think might have a negative impact on you if it went ahead?
10. (If negatives are suggested in response to above) What would be some possible ways to address those impacts?
11. Do you have any other comments about this proposal, or about development in the local area generally?

Thank you for your time. If you would like any further information, please go to the Belmorgan website www.belmorgan.com.au or contact Wollongong City Council.