



NSW GOVERNMENT
Department of Planning

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

Paul Altree-Williams
Associate Director, Urbis JHD
Level 21, 321 Kent Street
Sydney NSW 2000

Our ref: MP 06_0257
File: S06/00714

Dear Mr Williams,

**Subject: Director General's Requirements for the Environmental Assessment of
A Concept Plan and Project Application for a Mixed Use Tourist, Commercial, Retail
and Residential Development at 31 & 47 Crown St, Wollongong: MP 06_0257**

The Department has received your application for the proposed mixed use tourist, commercial, retail and residential development at 31 & 47 Crown St, Wollongong (Application Number: 06_0257).

I have attached a copy of the Director-General's requirements (DGRs) for environmental assessment of the project for a Concept Plan application for the entire project (Stages 1, 2 and 3) and the Project application for Stage 1 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.

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

Yours sincerely


Yolande Stone
A/Executive Director
Strategic Sites & Urban Renewals

20/3/07

Director-General's Requirements

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

Application number	06_0257
Project/s	Concept Plan for the entire site (Stages 1, 2 and 3 as defined below) Project Application for Stage 1 as defined below.
Definition of Stages	Stage 1 - Construction of a leisure and entertainment retail centre including a cinema complex, restaurants and offices with four level of basement car parking on the Dwyers site. Stage 2 - Development of a hotel and conference facility (on top of the podium formed by Stage 1) and restaurant on the Dwyers site. Stage 3 - Development of the Oxford Tavern site for a podium comprising of a mixed use development featuring a new tavern, retail and offices, and an office tower and a residential tower above the podium.
Location	The site comprises the following: - the 'Dwyers' site, comprising of Lot 1 DP 1078311 and Lots 5 & 6 DP 32538 and known as 31 Crown Street, Wollongong; and - the 'Oxford Tavern' site comprising of Lot B DP 396278 and Lot 10 DP 848550 and known as 47 Crown Street, Wollongong.
Proponent	Urbis JHD
Date issued	
Expiry date	2 years from date of issue
General requirements	The Environmental Assessment (EA) must include: - an executive summary; - description of the site, including cadastre, title details, existing easements (including sewer mains, and/or encumbrances); - details of the proposed layout, land uses, size and scale of the main components of the development, FSR, height (AHD); - details of the methodology used for the calculation of the FSR in accordance with the relevant Environmental Planning Instruments (EPI); - an assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below; - a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; - demonstration as to how the development, when completed, will achieve the objectives and provisions of the relevant EPI's; - a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; - 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; - a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is not false or misleading; - landowners' consent for the development site; and - a Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project in accordance with SEPP Major Projects 2005.
Key issues	PART A - Key Issues common to both the <u>Concept Plan</u> and <u>Project Application</u> (Note: The level of detail in response to the common Issues below should correspond to the nature of the application i.e. whether it is a Concept Plan or Project Application) The Environmental Assessment must address the following key issues: Relevant EPI's and Guidelines to be addressed - Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including, but not limited to:

- Wollongong City Centre Local Environmental Plan 2007;
 - Wollongong City Centre Development Control Plan 2007;
 - Wollongong City Centre Civic Improvement Program 2007;
 - SEPP No. 65 – Design Quality of Residential Flat Development & Residential Flat Design Code;
 - SEPP (Building Sustainability Index: BASIX) 2004;
- 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, specifically having regard to the Stage 1 works (as defined above), in the context of the particular controls of the recently gazetted Wollongong City Centre LEP and DCP 2007.

3. Traffic Impacts

- The Environmental Assessment must present a traffic impact study for parking 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 expecting 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.

4. 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 hotel, tourist, retail, commercial and residential industry within the locality.

5. Remediation of Site

- A Phase 2 Contamination Report prepared in accordance with the guidelines of SEPP No. 55, to identify:
 - The nature and degree of contamination;
 - The location and depth of contaminants; and
 - The proposed contamination remediation methods;
- A risk assessment on health implications for construction workers, adjoining residents and future occupants of the site relative to any contamination of the site and required remediation. The risk assessment shall be conducted in accordance with DEC's *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW*; WorkCover's *Occupational Health and Safety Requirements*; SEPP 55 and *Managing Land Contamination: Planning Guidelines* (Department of Planning and EPA).

6. Public Domain

- Interface of proposed uses and public domain;
- Relationship to and impact upon existing public domain;
- Provision of linkages with and between other public domain spaces, including Crown Street Mall and the beach; and
- The massing and design 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. 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, and specifically in relation to Stages 1 and 2.

8. 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:
 - built form and design of the proposed buildings;
 - access arrangements, traffic management and parking;
 - existing infrastructure on the site and measures to protect or relocate any such infrastructure;
 - stormwater management;
 - sustainability and water saving commitments; and
 - any contributions towards infrastructure costs.

PART B – Key Issues specific to the Concept Plan

9. Proposed Building Envelopes

- 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; and
- The assessment is to address the visual impact including 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).

10. Public infrastructure

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

PART C – Key Issues specific to the Project Application

11. Consistency with the Concept Plan

The Environmental Assessment report must demonstrate consistency with all Environmental Assessment requirements as detailed for the Concept Plan in regards to Stage 1.

12. Architectural, Building and Urban Design Impacts

- 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 setting and building mass as viewed from public areas;
- The assessment is also to address:
 - 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;
 - Continuity of Crown Street towards to water both visually and introduction of pedestrian oriented uses;
 - Amelioration of visual impacts through design, use of appropriate colours and building materials, landscaping and buffer areas;
 - Proposed treatments to the open areas designated for managed public access;
 - Analysis of views & vistas and impact of the proposal on these views;
 - Demonstrate that the proposed building siting does not have

	unacceptable level of impacts on privacy, views and overshadowing of the adjoining sites. 13. Car Parking/Access/Servicing - The assessment should address the following issues: - Design of basement car parking; - Proposed access and servicing (loading/unloading, garbage collection etc) arrangements; - Provision of bicycle parking and disabled parking. 14. Construction Impacts - Address measures to ameliorate potential impacts arising from the construction of the proposed development. 15. Ecologically Sustainable Development - The environmental assessment shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases. 16. Services/infrastructure and utilities - 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 provisions of public services and infrastructure having regard to the current development contributions requirements. 17. Building Code of Australia Compliance Report - Address the compliance of the development with the relevant provisions of the Building Code of Australia. 18. Safety/ Public areas/ Pedestrians - The environmental assessment is to demonstrate how the proposed building design and treatment of the public domain will: - 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; <i>Crime prevention and assessment of development applications</i> 2001; - Ensure access for people with disabilities; - Minimise potential for vehicle and pedestrian conflicts. 19. 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.
Advisory Note	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.
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

	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; • 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).
Documents to be submitted	• 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.
Electronic Documents	Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria: • 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. Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.

Attachment 2
Agency Responses to Request for Key Issues



Integral Energy
PO Box 6366
Blacktown NSW 2148

ph 02 4252 2830
Fax 02 4252 2892
email paul.crewdson@integral.com.au

March 7, 2007

Aaron Sutherland

Dear Sir or Madam:

**Re: REQUEST FOR PROVISION OF DETAILS OF KEY ISSUES AND ASSESSMENT
REQUIREMENTS – Mixed Use Tourist, Commercial and Residential Development at
31 & 47 Crown Street, Wollongong, MP 06_0257**

Integral Energy has an application for connection of load UCL3247 assessed as part of our pre DA approval for the lots 1 DP 1078311 and lots 5 and 6 on DP 32538 site 1 Dwyer's. This was for the first submitted DA dated August 2004 which included the stage 1 which included 1 to 3 basement levels and 1 to 7 levels above ground; stage 2 included the additional levels 8 to 27. Integral Energy is aware council has approved.

In the latest correspondence from The Department of Planning the proponent is proposing a development on two sites. The development on the Dwyer's site sits on top of the podium formed by the Council approved mixed retail, commercial, cinema complex development (stage 1 as outlined in the DA Feb 07), and comprises of a hotel of 6 floors accommodating 200 rooms, a conference facility, offices and restaurant (stage 2 as outlined in the DA Feb 07). The development on the 'Oxford Tavern' site (stage 3 as outlined in the DA Feb 07) comprises of a relocated tavern and retail at ground floor, two office levels, and a residential building above the podium including 10 floors and up to 60 apartments.

Given that this is a pre DA enquiry, and the loads of the initial and future stages cannot be confirmed, the number and capacity of transformers required cannot be confirmed until a more detailed project definition is supplied. The following is an outline of the minimum Integral Energy's requirements for the Aug 04 DA and can be used as a minimum for the Feb 07 DA.

The minimum of one new feeder is to be supplied from South Wollongong ZS with a new 11kV bus section, consisting of 1 transformer circuit breaker and three feeder circuit breakers will be required in South Wollongong ZS. Additional constructions works by Integral Energy will need to be undertaken which have a long lead time. Work will need to be started once the DA and load requirements have been confirmed. In order supply stages 1 and 2, 2 new indoor substation on the development site is to be installed with stage 3 yet to be assessed.

Should you have any enquires relating to this matter, please contact Paul Crewdson on 4252 2830 or via email to paul.crewdson@integral.com.au.

Sincerely,

Paul Crewdson
Contestable Works Officer
Network Connections

Our Ref: 497DA80

Contact: Nicole Stevenson (4221 2523)

Your Ref: MP 06_0257

URBAN ASSESSMENTS
RECEIVED

06 MAR 2007



Received

05 MAR 2007

Major Development Assessment
OSDAA

Major Development Assessment
Department of Planning
Urban and Coastal Assessments
GPO Box 39
SYDNEY 2001
Att: Aaron Sutherland

- 1 MAR 2007

**CITY OF WOLLONGONG – MP 06_0257, 31 AND 47 CROWN STREET, MIXED USE
TOURIST, COMMERCIAL AND RESIDENTIAL DEVELOPMENT, WOLLONGONG.**

Dear Sir

I refer to your letter received on 14 February 2007 enclosing the Preliminary Environmental Assessment Report for the subject development proposal.

The RTA has reviewed the information provided and offers the following preliminary comments for your consideration:

- The proposal should be developed in the context of the Wollongong City Centre Revitalisation Plan.
- A Traffic Impact Study, examining potential impacts of the development should be submitted with the application for RTA and Council consideration. The traffic impact study (TIS) should be prepared in accordance with Table 2.1 of the *RTA Guide to Traffic Generating Developments*. The traffic impact study and all subsequent modelling should consider the cumulative impact of the development (i.e. incorporating an assessment of all three stages of the proposal.)

NB: It should be noted that the traffic generation rate determined for the site must be based on values contained within the RTA Guide to Traffic Generating Developments. Should a particular use not be contained within this guideline, then surveys of similar use developments within a similar regional area, preferably the Illawarra should be undertaken to provide an estimate of the traffic generation of these uses.

- Network modelling must be undertaken to assess the impact of the proposal on the existing network. The applicant should utilise the Wollongong City Centre Paramics Model to examine the impact of the development on the road network. The applicant should be required to model the following PM Peak Scenarios:
 - Base scenario
 - Base with development

Roads and Traffic Authority



Level 4, 90 Crown Street
Wollongong NSW 2500

PO Box 477 Wollongong NSW 2500
DX51 78 Wollongong

T 02 4221 2460

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- The RTA requests that the developer consider the environmental impacts of any proposed roadworks as part of a Statement of Environmental Effects. If these impacts are not considered, then the RTA would require the applicant to provide a separate environmental impact assessment, a 'Review of Environmental Factors' prior to commencing any works that were conditioned as requirements of the development.

Note: The RTA has a responsibility to ensure that all environmental impacts are considered to the fullest extent possible under Section 111 of the Environmental Planning and Assessment Act.

Should you require any clarification on this matter please contact Nicole Stevenson on 4221 2523.

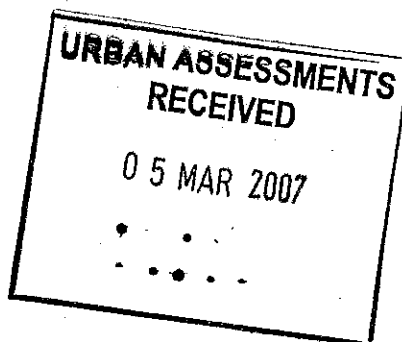
Yours faithfully



Trish

Trish McClure
Manager, Road Safety and Traffic Management
Southern Operations and Services

27 February 2007



The Director
Urban & Coastal Assessments
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Ms Warton

Attention: Mr A Sutherland

**PROPOSED MIXED USE RETAIL SHOPPING CENTRE, COMMERCIAL OFFICE,
CINEMA MULTIPLEX & HOTEL / TOURIST DEVELOPMENT (STAGES 1-3)**

**PROPERTY: LOT 1, DP 1078311 & LOTS 5 & 6, DP 32538 (FORMER DWYERS &
SALVATION ARMY SITES) & LOT B, DP 396278 & LOT 10, DP 848550 (OXFORD
TAVERN), BOUNDED BY CROWN STREET, CORRIMAL STREET & BURELLI
STREET, WOLLONGONG
YOUR REF: MP 06 - 0267**

I refer to your organisation's correspondence dated 9 February 2007 requesting Council's advice regarding key issues concerning the proposed Part 3A mixed retail shopping centre, commercial office, multiplex cinema, upper hotel & conference facility tower element upon the former Dwyers & Salvation Army sites and a mixed use development comprising a ground floor tavern and retail shops, two upper commercial office levels to form the podium with a commercial office tower facing Burelli Street and a residential tower facing Crown Street upon the existing Oxford Tavern site.

This is to advise that the key issues requested to be addressed in the Statement of Environment Effects and other supporting documentation for this Part 3A project are, as follows:-

1. Full details of the proposed development, including:-
 - (i) Legal description of the two sites and details of existing easements or other restrictions on the use of land(s);
 - (ii) Development description of the various components in each stage of the development;
 - (iii) Gross floor area for each component in each stage of the development;
 - (iv) Proposed staging program and the anticipated timeframes for completion of each respective stage in the development, in the event that consent is ultimately granted by the Minister for Planning;
 - (v) Proposed access arrangements to / from the two sites, including proposed truck loading / unloading delivery service access arrangements;
 - (vi) Clarification as to what approvals are being requested as part of this Part 3A project and whether the current Development Consent No. 2004/1565 issued by Council for stage 1 of the development is proposed to be surrendered or is proposed to be relied as part of this approval and how legally this arrangement is proposed to occur;

2. The proposal's relationship / compliance with the following environmental planning instruments, development control plans and policies:-
 - (i) Wollongong City Centre Local Environmental Plan 2007;
 - (ii) Wollongong City Centre Development Control Plan 2007;
 - (iii) Wollongong City Centre Civic Improvement Plan 2007;
 - (iv) Wollongong City Centre Vision 2007;
 - (v) State Environmental Planning Policy (Major Projects) 2005;
 - (vi) State Environmental Planning Policy No. 11 – Traffic Generating Development;
 - (vii) State Environmental Planning Policy No. 55 – Remediation of Land;
 - (viii) State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development & Residential Flat Design Code;
 - (ix) Draft State Environmental Planning Policy No. 66 – Integration of Land Use and Transport;
 - (x) State Environmental Planning Policy No. 64 – Advertising and Signage;
 - (xi) Illawarra Regional Strategy 2006-31;
 - (xii) Wollongong City Council Development Control Plan No. 49 – Residential Development;
 - (xiii) Wollongong City Council Access and Movement Strategy 2005;
 - (xiv) Wollongong City Council Drainage Design Code;
 - (xv) Wollongong City Council Outdoor Restaurant Policy 2002;
 - (xvi) Wollongong City Council Development Assessment and Compliance Notification Policy February 2007;
 - (xvii) Wollongong City Council Geotechnical Development Control Plan 2006;
 - (xviii) Wollongong City Council Draft Landscape Technical Policy 98/4.

3. The preparation of a comprehensive retail impact assessment report as part of the Statement of Environmental Effects which addresses the proposal's relationship / potential impact upon existing and planned retail and commercial office centres in Wollongong Local Government Area, including direct impacts upon the Wollongong City Centre. The retail impact assessment is required to specifically address Wollongong City Centre Local Environmental Plan 2007, relevant Land & Environment Court case law (eg *Fabcot Pty Ltd v Hawkesbury City Council* NSW LEC 2, 10 April 1997) and the range of previous studies undertaken by over the last 10 years for the Wollongong City Centre, including the following studies:-
 - (i) Wollongong CBD Retail Study (November 1997) – prepared by Leyshon Consulting Pty Ltd on behalf of Wollongong City Centre Ltd;
 - (ii) Retail Overview Report – Wollongong City Centre / Crown Street Mall (June 2002) – prepared by Leyshon Consulting Pty Ltd on behalf of Wollongong City Centre Management;
 - (iii) Overview of Wollongong Region Economy Report (June 2002) – prepared by Leyshon Consulting Pty Ltd on behalf of Wollongong City Council;
 - (iv) Illawarra and South Coast Retail Centres Study February 2004 – prepared by HillPDA on behalf of the NSW Department of Infrastructure Planning and Natural Resources;
 - (v) Wollongong Retail Centre Study (September 2004) – prepared by HillPDA on Behalf of Wollongong City Council's Strategic Planning Division; and
 - (vi) Retail and Commercial Centre Impact Assessment and Review Report – prepared by Patrick Partners Pty Ltd on behalf of Wollongong City Council.

4. The preparation of a comprehensive carparking and traffic impact assessment report (as an addendum report to the Statement of Environmental Effects) is recommended to address the following issues / matters:-

- (i) Appropriate traffic analysis / modelling including but not necessarily limited to PARAMICS, TRACKS & SIDRA traffic modelling. The PARAMICS modelling shall examine the likely traffic generation impact of the proposed development on the surrounding road network (ie for both the existing and future period – Year 2016) in the form of input / output reports and video files. All key intersections in the surrounding road network shall be modelled using SIDRA analysis. Further, the outputs from the PARAMICS modelling should be analysed in SCATES for signalised co-ordinated junctions to determine the potential impact of the development;
- (ii) Full details of the carparking facilities and access arrangements for both the total development and each respective stage in the development taking into account the carparking requirements contained in Wollongong City Centre LEP 2007, Wollongong City Centre DCP 2007 and Wollongong City Council DCP 49. This carparking assessment is recommended to be accompanied by a full breakdown of the proposed allocation of carparking spaces for each component in the development as well as identifying the proposed quantum and location of visitor parking associated with the residential apartment tower in the development;
- (iii) Architectural drawings which show the full dimensions of the carparking areas and the proposed location of pay booths, boom gates and trolley storage areas as well as the proposed truck loading / unloading delivery areas etc;
- (iv) Proposed truck routes to / from the site for the supermarket, discount department store and other major retail operators within the stage 1 component and other deliveries in the staged development, especially truck routes in the immediate locality;
- (v) Details of the proposed truck delivery service areas and access arrangements together with truck turning templates on the architectural plans is required in order to determine the physical capability or constraints associated with servicing either of the two separate buildings in the staged development. This requirement must take into account existing road conditions and road signage restrictions applying to specific zones in the immediate locality;
- (vi) The report is also required to identify what additional road improvement and / or upgrading works are required to key intersections or roads in the locality, as a result of the PARAMICS & SIDRA analysis;
- (vii) Proposed security access arrangements into / from the various proposed carparking areas in the overall development;
- (viii) Provision for suitable bicycle storage areas and change rooms / showers within the overall development;
- (ix) Detailed road layout plans (including survey reports identifying the location and depth of existing infrastructure / utility services within the road reserves) for the proposed upgrading and realignment of Corrimal Street to cater for the proposed dedicated right hand turn bay and associated pedestrian barrier treatment on the central median island;
- (x) Details of any proposed underground access arrangements between the carparking facilities within both the Dwyers & Oxford Tavern sites, including draft stratum subdivision plans which show the exact stratum arrangements for the any access road underneath Corrimal Street;
- (xi) Detailed written justification and supporting layout plans which show the exact location and nature of the proposed porte cochere facility for the hotel tower

within Burelli Street. The required written justification must demonstrate that the proposed porte cochere is suitable in the proposed location taking into account:-
(a) the siting of the existing combined ingress / egress access point to / from servicing McDonalds restaurant, on the opposite (southern side) of Burelli Street
(b) the proposed ingress / egress points servicing the basement carpark and the proposed truck delivery egress point, which are directly to the east of the porte cochere facility.

5. The previous Development Application No. 2004/1565 lodged with Council was supported by a Stage 1 Site Contamination Investigation Report prepared by Johnstone Environmental Technology Pty Ltd dated October 2003. This report involved a limited desktop study only into the history of land uses upon the property and potentially contaminating activities, including the storage of petroleum fuels and other chemicals and the waste storage. However, the previous report also noted a meeting being held with the former Managing Director of Dwyers Motors Pty Ltd on 2 July 2003 at which time the Managing Director confirmed that the company had originally moved to the site in the Circa 1930's and that a number of underground storage tanks (petroleum) were located below the footpath in Crown Street but the exact number and location of the tanks was unknown. Additionally, the former Managing Director stated that the location of the former Dwyers Mazda motor dealership display area was upon a portion of the site which was formally a service station site. This service station was in operation between the Circa 1960's - 1970's and was subsequently used by South Coast Tyres up to the 1990's.

As part of the previous site contamination investigation work, GBG Australia was previously engaged by the applicant to undertake preliminary geophysical investigation of the underlying soil strata, in order to determine the existence of any underground storage tanks. This investigation involved the use of Ground Penetrating Radar (GDR) equipment to undertake subsurface profiling of the soil strata to a limited depth of 2 metres.

The GDR profiling recorded 2 strong reflections consistent with those collected from the known locations of underground storage tanks on the site. The depths of these targets ranged between 500 mm to 750mm. Additionally, 3 subsurface anomalies occurred which may also indicate the existence of other underground storage tanks. The depth range for these structures was between 500 mm to 600mm.

Accordingly, the preparation of a Phase 2 site contamination report is recommended to be required upfront prior to the granting of development consent. This report is requested to identify:- (i) the exact nature and degree of contamination within the soil strata (ii) the exact location and depth of underground storage tanks within the development site and (iii) the proposed contamination remediation measures to be employed including the proposed removal of the underground storage tanks and removal of contaminants within these tanks, soil strata and groundwater table upon the site, where applicable. The Phase 2 site contamination audit report should comply with the requirements of the NSW EPA documents *"Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites, Contaminated Sites: Sampling Design Guidelines and Contaminated Sites: Guidelines for Assessing Service Station Sites"*.

The Phase 2 report is required to be prepared in accordance with the "SEPP 55 Managing Land Contamination: Planning Guidelines", Contaminated Land Management Act 1997 & other relevant documents and address the following aspects:-

- (a) detailed site history review of the Dwyers & Salvation Army sites, including the identification of any existing or previous potentially contaminating works such as the former motor vehicle repair operation and the original service station upon the subject site;
- (b) detailed soil sampling and NATA laboratory testing – The site shall be tested and analysed for a range of potential contaminants, including (but not necessarily limited to) the following:- (i) heavy metals – arsenic (As), cadmium (Cd), copper (Cu), mercury (Hg), lead (Pb), nickel (Ni) and zinc (Zn) (ii) Total Petroleum Hydrocarbons (TPH / BTEX) including benzene, toluene, ethyl benzene and xylenes (iii) Polyaromatic hydrocarbons (PAHs) including benzopyrene, organochlorine pesticides (OC), organophosphorus pesticides (OP) and polychlorinated biphenyls; and
- (c) the preparation of a remediation action plan which identifies the proposed remediation strategies / measures to be implemented for the remediation of any contaminants found within existing underground storage tanks, the soil strata and groundwater table as well as the proposed remediation strategy to be employed for the excavation of the Council road reserve in Crown Street, in order to determine as whether any such underground storage tanks exist in the road reserve. The remediation action plan shall also address what strategies will be employed for the removal of any identified underground storage tanks within Council's road reserve.

Note: Appropriate consultation will need to take place with Council's Works & Services Division upfront as part of this report, to ensure that any proposed excavation method / strategy highlights best practice traffic and site management measures to maintain public safety at all times, during the excavation of the road reserve as well as agreed upon rehabilitation requirements for the reconstruction of the road carriageway or footway areas.

Further, consultation is recommended with the NSW Fire Brigades & the NSW Department of Environment & Conservation regarding the proposed demolition and excavation works, as part of the formulation of best practice remediation strategies for the site, including proposed remediation strategies for the removal of the underground storage tanks (ie already identified and possible unidentified storage tanks within the site) and the associated removal of oil and other contaminants from such underground storage tanks. The liaison with the NSW Fire Brigades & NSW Department of Environment & Conservation is considered pertinent given the attendance of the Hazmat Unit of the NSW Fire Brigades, NSW Department Environment & Conservation & Council representatives this morning (27 February 2007) to the site, as a result of oil contaminant spillages from an underground storage tank within the former Dwyers motor vehicle servicing workshop into a drainage basin via the stormwater drainage systems in Corrimall Street & Burelli Street.

6. The preparation of a comprehensive geotechnical investigation report (as an addendum report to the Statement of Environmental Effects) which:- (i) identifies the geotechnical conditions of the underlying rock stratum and (ii) recommended strategies / measures required to be imposed (ie in the event that the proposal is ultimately supported) for the excavation of the site and the construction of the basement carpark, including any groundwater table issues. The report is specifically requested to recommend specific excavation techniques given that the previous geotechnical report which accompanied Development Application No. 2004/1565 indicated that very high strength rock is likely to be encountered over a significant depth of total excavation of the site. In this regard, the use of rock hammer technology is not considered appropriate as the main method of rock excavation given the very high strength of the underlying rock stratum and the existence of residential and other sensitive land uses in close proximity to the site which would otherwise be subjected to constant adverse noise and amenity impacts associated with the use of a rock hammer. Accordingly, the geotechnical report is recommended to review other excavation technology including but not necessarily limited to Penetrating Cone Fracture (PCF) technology and / or diamond rock saw technology given the necessity to minimise any adverse noise and / or amenity impacts upon surrounding land uses in the immediate locality whilst providing a cost-effective and efficient excavation method.
7. The submission of architectural plans are requested which show the proposed external treatment finishes and streetscape appearance of the two buildings. Additionally, landscape design plans are also requested which show the proposed landscape treatment for the public domain areas within Council's road reserves / footpaths in line with Council's landscaping design requirements for public domain areas in the Wollongong City Centre.
8. The submission of architectural plans and other documentation as referred to in Schedule 1 of the Environmental Planning & Assessment Regulation 2000, including photomontages for the 3 development stages in context of the surrounding locality as well as a Sample Board of the proposed external building materials and colours / finishes of the external façade of the buildings. The preparation of a model may also be of assistance as part of the community engagement process.
9. The submission of drainage concept plans and calculations for the development sites.
10. The Dwyers site contains a 225 mm Sydney Water sewer main which traverses through the middle of the site. Accordingly, suitable plans are required which show how the proposed sewer main will be realigned.
11. The submission of a preliminary traffic management plan report which deals with proposed traffic management plan for any proposed works within road reserves in the surrounding road network.
12. The submission of shadow diagrams for hourly intervals between 9.00 am to 3.00 pm for the 21 June winter solstice period.
13. The submission of a wind impact assessment report for the development which deals with the likely wind effects / impacts on the surrounding public domain as a result of the proposed development, especially the hotel and residential towers in the development. The wind impact assessment report should also address what additional building features

/ design measures are recommended to be incorporated into any final design of the development, in order to minimise any adverse wind effects upon the public domain areas, within the immediate locality of the development site.

14. Consultation with the following statutory authorities / government departments / corporations to ascertain their requirements is recommended:-
- (i) NSW Fire Brigades (including the Illawarra Hazardous Materials Response Unit);
 - (ii) Sydney Water Corporation;
 - (iii) Telstra Corporation;
 - (iv) Integral Energy;
 - (v) NSW Roads & Traffic Authority;
 - (vi) NSW Ambulance Service;
 - (vii) NSW Department of Environment & Conservation; and
 - (viii) NSW Police Service.
15. Council has adopted a policy as part of its Wollongong City Centre revitalisation program, whereby detailed 3D CAD models are required for developments within the Wollongong City Centre boundaries. The policy requires the lodgement of detailed 3D CAD models to Council for the insertion and visualisation into the Wollongong 3D City Centre Model together with the prescribed fee of \$1000.00 for the inputting of the 3D model into Council's city centre model. The 3D CAD model is to be at a scale of 1:1.

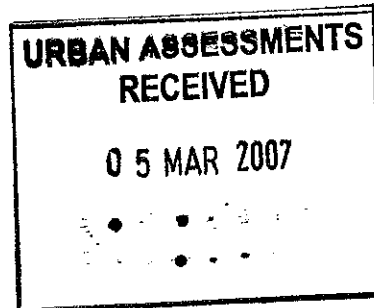
Council appreciates this opportunity to provide the Department with its advice on recommended key issues to be addressed for this Part 3A project. Council however reserves its right to make further representations on this proposal to the Minister for Planning / Department, following the review of the application and accompanying documentation, in due course.

Should you have any enquiries or wish to discuss this matter further, please do not hesitate to contact me on 4227 7639.

Yours faithfully



Ron Zwicker
Development Manager East
Wollongong City Council



1 March 2007

Ms Heather Warton
Director
Urban and Coastal Assessments
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Ms Warton,

Attn: Mr Aaron Sutherland

RE: Request for provision of details of key issues and assessment requirements-Mixed Use Tourist, Commercial and Residential Development at 31 & 47 Crown Street, Wollongong, MP 06_0257

I refer to MP 06_0257, for the request for provision of details and key issues and assessment requirements for a mixed-use tourist, commercial and residential development located at 31 & 47 Crown Street, Wollongong. It is understood the development cover two sites, the 'Dwyers' site and the 'Oxford Tavern' site. Sydney Water has considered the proposed development, and provides the following comments for the Department's consideration.

Sydney Water's requirements for this development were communicated to the developer in April 2006. In summary, these requirements are:

Water supply

For the development to comply with the current Water Supply Codes, a 250mm water main needs to be constructed from the corner of Church Street and Corrimal Street, a distance of 400metres, to the subject site.

Wastewater

The Oxford Tavern portion of the development can be provided with wastewater services via the existing wastewater system. For the Dwyers site, a 225mm diameter sewer main needs to be diverted. There is capacity in the existing wastewater system to service this portion of the development.

Water recycling

Although the development is to comply with BASIX, this is a large development site and there is an opportunity to recycle sewage for some uses within the proposed development, including toilet flushing and irrigation. The developer and the Department are encouraged to consider these concepts for use within the development.

As the site covers a large area, there are also opportunities for stormwater capture and reuse as irrigation water on the adjacent WIN Stadium and parklands.

Section 73 Compliance Certificate

The developer will be required to obtain a Section 73 Compliance Certificate from Sydney Water. Issuing of the Certificate will confirm that the developer has met Sydney Water's detailed requirements, which include:

- Correctly sized water and wastewater mains; extensions or amplifications to existing water and wastewater systems (if necessary);
- Building over/ adjacent to Sydney Water's existing water, sewerage or stormwater infrastructure;
- Payment of Sydney Water charges; and
- The completion of any other requirements.

The developer will be responsible for funding any adjustments to Sydney Water infrastructure resulting from the development. Developers are advised to engage the services of a Water Servicing Coordinator (WSC) to obtain a Section 73 Certificate and manage the servicing aspects of their projects. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at www.sydneywater.com.au.

If you have any queries or require further information, please contact Annie Manson of the Urban Growth Branch on 02 9350 5243 or email Annie.Manson@sydneywater.com.au.

Yours sincerely



Andrew Jackson
Manager, Strategic Market Analysis