



15 November 2010

RJC:MHL\Job No: 07046

Mr Michael Woodland  
Director – Urban Assessment  
NSW Department of Planning  
23-33 Bridge Street  
SYDNEY NSW 2000

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Dear Sirs,

**re Major Project 06\_0257  
“Dwyer” and “Oxford” Site, Wollongong  
Proponents Final Preferred Project Report**

We write with reference to our letter dated 21 October 2010 in relation to the above matter. You may recall that in the final paragraph of our letter we drew the Department’s attention to the absence of appendices to the Preferred Project Report from the Department’s website. Subsequently the appendices have been made available. Thank you for your attention to that matter.

In our letter of 21 October 2010 we also drew your attention to the Executive Summary of the Preferred Project Report which asserts that the proposal complies with the provisions of Wollongong LEP 2009 save for a number of “minor variations”, one of which is the prohibition in the B4 City Edge zone of retail premises with a total floor area in excess of 400m<sup>2</sup>. We have now had an opportunity to review Appendix J of the Preferred Project Report which comprises an assessment of the provisions of Wollongong LEP 2009, including the above prohibition. As you would be aware the proposal includes a supermarket, a DDS and a mini-major store. Remarkably, the compliance table in Appendix J in the compliance column states “Yes / No” against the provisions of the B4 City Edge zone. Clearly, the proposal does not comply with the prohibition in the B4 City Edge zone of retail premises with a total floor area in excess of 400m<sup>2</sup>. Indeed, it is entirely inconsistent with that planning control.

We respectfully submit that the subject site is inappropriately located having regard to the intensity of retail development proposed. The large-scale retail uses are prohibited on the site, the proposal is inconsistent with the Wollongong City Centre DCP, the proposal is inconsistent with the City Centre Revitalisation Strategy, the City Centre vision and City Centre strategic planning initiatives, and will undermine investment confidence and certainty in the zoned commercial core.



We ask that you review the Preferred Project Report and the Proponent's Appendix J, in this light.

Yours faithfully,  
**BBC Consulting Planners**

A handwritten signature in blue ink, consisting of a stylized, cursive 'R' followed by a long horizontal line that tapers to the right.

**Robert Chambers**  
**Director**

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