



Reference: 20240207-R02_flood desktop review [B].docx

Date: August 4, 2025

Level 33
Attn: Claudine Malanum
30a Eva Street
Riverwood NSW 2210

Dear Sir,

**RE: 221-291 CROWN STREET, 216-238 KEIRA STREET AND 86-90 BURELLI STREET,
WOLLONGONG
DESKTOP FLOOD REVIEW**

Introduction

This Desktop Flood Review prepared by S&G Consultants on behalf of Wollongong Developments No.8 Pty Ltd ('the Applicant') supports a State Significant Development Application (SSDA) for an Infill Affordable Housing Development, SSD-76440958, for the site at 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong (the site).

Specifically, consent is sought for the following development in this SSDA:

- Demolition of existing structures on the site, retention of heritage facades, tree removal and site excavation for new basement.
- Construction of a new mixed-use development consisting of:
 - Four residential towers, ranging from 16 to 38 storeys and comprising 546 apartments including:
 - Approx. 414 market apartments.
 - Approx. 132 affordable apartments.
 - Residential lobbies and podium.
 - Communal open space.
 - A 10-storey commercial office building, an 8-story hotel comprising of 166 rooms, and numerous retail tenancies (including supermarket) cositing of:
 - 10,009 sqm of commercial GRA.
 - 8,793sqm of hotel GFA.
 - 3,781 sqm of retail GFA.
 - 1,510 sqm of retail supermarket GFA.
 - Lower ground, ground and first floor retail spaces totalling 5,291 sqm of GFA (including 1,510 sqm supermarket).
- Car, motorcycle and bicycle parking for residents, workers and visitors across two basement levels, mezzanine, lower ground and levels 1 and 2 including:

Phone: 02 8883 4239
Address: Suite 311, Level 3,
480 Pacific Highway St Leonards NSW 2065

Web: www.sgce.com.au
Postal: PO Box 7855,
Baulkham Hills, NSW 2153

- 774 car parking spaces, including;
 - 547 residential spaces (including accessible spaces).
 - 49 residential visitor spaces.
 - 63 commercial/retail/residential visitor spaces.
 - 25 commercial/retail (staff) spaces.
 - 10 hotel (staff only) spaces.
 - 80 retail (supermarket) spaces.
- Five (5) loading bays.
- 320 bicycle parking spaces.
- 47 motorcycle parking spaces.
- New public open space including a new public plaza.
- Associated landscaping and public domain works.

Reference is made to the architectural plans by DKO Architects. A copy of the floor plans is added in Appendix 3.

The site is not directly affected by flooding, as indicated in the Wollongong City Flood Study (2019), it is located within a flood control area. Flood levels have been extracted from the Wollongong City Flood Study (August 2019) for various Annual Exceedance Probability (AEP) events, including up to the Probable Maximum Flood (PMF). These levels are consistent with the guidelines established in the adopted Wollongong City Floodplain Risk Management Study and Plans.

The site is located on the eastern side of the Wollongong City catchment, as delineated in the flood reports referenced above. Based on the available flood data, the site does not appear to be directly impacted by the 1% AEP flood extent, which is confined to the road reserve. The existing site levels are such that the site falls within the flood freeboard extents (i.e., 1% AEP + 500mm). As a result, the site triggers the relevant flood control measures, including the establishment of Flood Planning Levels, evacuation protocols, and flood risk management strategies, as required by the local council.

The following documents are referenced in this report.

- Flood level information advice certificate by Wollongong city council (28 January 2025);
- Wollongong City Council "Floodplain Management Areas".
- Architectural plans DKO Architects;
- Survey plan by LTS reference 50783 0001DT, dated 11/09/2019; and

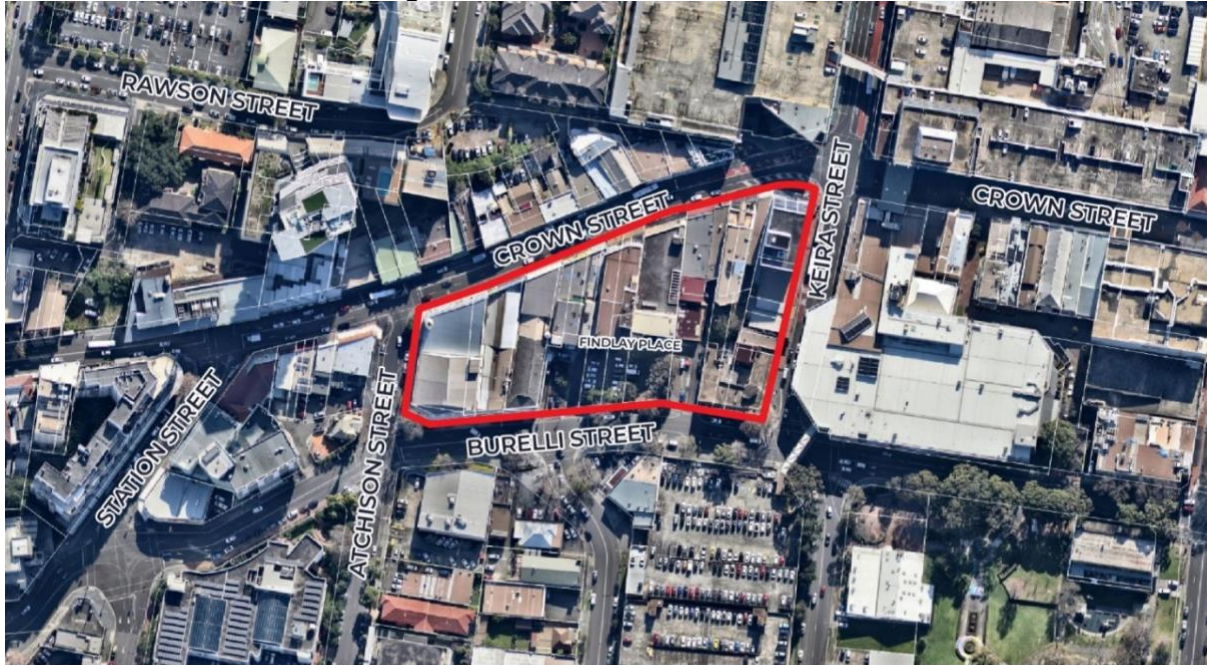
Site Description

The site is situated at 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong, within the Wollongong Local Government Area (LGA).

The site forms part of the Wollongong City Centre Precinct, as identified in the Wollongong Local Environmental Plan 2009 (WLEP). It is well located, being approximately 280m from Wollongong Train Station which provides services within Wollongong and to the Sydney CBD. It is adjacent to Wollongong Central shopping centre, a major regional retail hub. The site has ample access to public open space being less than 50m from MacCabe Park.

The site comprises a significant landholding of approximately 13,088m² with frontages to Crown Street, Keira Street, Burelli Street and Atchison Street. The site is owned by Wollongong Developments No.8 Pty Ltd.

An aerial of the site is shown in **Figure 1**.



 The Site

 NOT TO SCALE

Figure 2 Locality Plan

Source: Nearmap, edits of Ethos Urban

The site area and legal description is recorded in **Table 2.1**.

Table 1 Site Description

Legal Description	Address
Lot 1 in DP 112417	216-222 Keira Street
Lot 100 in DP 774957	226-230 Keira Street
Lot 9 in DP 551157	232-234 Keira Street
Lot 8 in DP 546125	236-238 Keira Street
Lot 1 in DP 88455	86 Burelli Street
Lot 4 in DP 17979	
Lot 5 in DP 17979	
Lot B in DP 395330	90 Burelli Street
Lot 1 in DP 220513	221-229 Crown Street
Lot 3 in DP 17979	231 Crown Street
Lot 2 in DP 17979	233-235 Crown Street

Lot 1 in DP 17979	
Lot 7 in DP 878243	237-241 Crown Street
Lot 1 in DP 1135333	243-251 Crown Street
Lot 1 in DP 226374	253-259 Crown Street
Lot 1 in DP 183348	
Lot 2 in DP 226374	
Lot 3 in DP 319452	261 Crown Street
Lot 2 in DP 319452	269-271 Crown Street
Lot 1 in DP 319452	
Lot 2 in DP 181570	273-279 Crown Street
Lot 1 in DP 1116034	
Lot 1 in DP 82673	281-291 Crown Street
Lot 1 in DP 117019	
Lot 1 in DP 927806	281-291 Burelli Street
Lot 1 in DP 1198873	
Lot 1 in DP 1087986	

Background

An existing consent approved on 12 December 2022 (DA-2021/957) applies to the site. The consent was granted for the demolition of existing structures, retention of heritage facades, tree removal, excavation for basement car parking and construction of a mixed-use development at the street block bound by Crown, Keira, Burelli and Atchison Streets, comprising three (3) residential towers (shop top housing), one (1) commercial building, retail shops, entertainment facilities (cinema, exhibition/performance space) and a wellness centre (pool, gym, and health services).

Secretary's Environmental Assessment Requirements

This report has been prepared to respond to the Secretary's Environmental Assessment Requirements (SEARS) dated 8 October 2024 for SSD-76440958. Specifically, this report has been prepared to respond to those SEARS summarised in the table below.

Requirement	Response
1. Flood Risk - Identify the flood planning level as set out in the relevant council LEP or SEPP and identify any: - flood risks on site having regard to adopted flood studies - the potential effects of climate change, and - any relevant provisions of the <i>NSW Flood Risk Management Manual</i>. - Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the <i>Flood Impact and Risk Assessment Guideline - LU01</i> (FIRA guide). When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered. - Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan). Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).	- The minimum entry level at the southeastern corner of the subject site will be set to RL: 13.55, which is 500mm above the 1% AEP flood level. - The proposed mixed-use development must be free from flooding up to and including the 1% AEP flood and must meet the Flood Planning Level Requirements detailed above. - All building components below the Flood Planning Level must be flood compatible material as per table in Council's Interim Floodplain Management Policy. - The proposed mixed-use development should not increase the likelihood of flooding on other developments, properties or infrastructure - Provide a safe refuge on or off site in the event of extreme flood event

Refer to **Appendix 1**.

We have analysed the flood information from the flood level information advice certificate by Wollongong city council and based on our review the following is concluded:

- The site is currently fully developed, and the flooding extent is confined to the intersection of Keira Street and Burelli Street, located at the opposite corner of the subject site.
- The site is designated as flood control due to the inundation occurring at the opposite corner of Keira Street and Burelli Street.
- The 1%AEP hydraulic hazard in front of the site is LOW;
- The floor levels will be set at minimum 500mm above the 1% AEP flood level.
- Because the existing flooding is confined within the road reserve, the proposed development should not impact on the flooding extents and as such would not cause any adverse impact on flooding. The proposed development will not reduce the existing flood storage volume and will not adversely impact existing flood hazard and flood behaviour;
- With regards to increased flood risk associated with the intensification of the site, a flood risk management plan is proposed based on off-site evacuation in a westerly direction along Burelli Street to higher areas or alternatively a shelter in place strategy.

Based on the above, we are of the opinion that the development is compatible with the flood controls and is supported from a flooding perspective.

Yours faithfully,

For & on behalf of S&G Consultants Pty Ltd

Sam Haddad
Director (Civil)
MIEAust CPEng NER

A1 Appendix 1

Flood Information



WOLLONGONG CITY COUNCIL

Address 41 Burelli Street Wollongong • Post Locked Bag 8821 Wollongong DC NSW 2500

Phone (02) 4227 7111 • Fax (02) 4227 7277 • Email council@wollongong.nsw.gov.au

Web www.wollongong.nsw.gov.au • ABN 43 129 525 939 • GST Registered

S & G Consultants Pty Ltd
PO BOX 7855
BAULKHAM HILLS NSW 2153

CERTIFICATE	CERT-2025/297
Issued	28 January 2025
Council Property Reference	388333

Dear Sir/Madam

FLOOD LEVEL INFORMATION ADVICE

Reference is made to your request for flood level information concerning the property below:

Description	Lot 4 DP 17979, Lot 5 DP 17979, Lot 1 DP 88455
Location	Cooneys 86 Burelli Street WOLLONGONG NSW 2500

Historical Flood Levels

The enclosed **Map 1** shows previously recorded flood levels with approximate location, if any, in the vicinity of the subject property. Should the level/s not be located in the vicinity of the subject property, they may not be relevant to the subject property.

If there are no levels shown on the map, then Council has no historical recorded flood levels available. As Council's records are not complete, this does not mean that flooding has not occurred in the past or will not occur in the future.

These historic flood levels are approximate only and should not be relied upon for any development purpose.

Flood Level Information

Please refer to the **Map 2**, **Map 3** and **Map 4** for anticipated flood levels in the vicinity of the subject property, where available. Flood levels are extracted from the Wollongong City Flood Study dated August 2019 and provided for a range of AEP events up to the PMF.

Flood level increases due to climate change and sea level rise may be applicable for any development on the subject property. For further information refer to the adopted Wollongong City Floodplain Risk Management Study and Plan dated November 2015 on Council's website: <https://wollongong.nsw.gov.au/about/floods-and-stormwater/catchments>

It is recommended to obtain surveyed ground levels of the property and buildings in metre AHD. This information along with the flood levels can be used to determine the effect/depth of flooding, if any, on this property.

Flood Velocities

Please refer to the **Map 5** and **Map 6** for anticipated flood velocities in the vicinity of the subject property, where available. Flood velocities are extracted from the Wollongong City Flood Study dated August 2019. These velocities are indicative only and may vary considerably. They do not consider local conditions or changed conditions due to new development since the study commenced.

**Flood Risk Precincts (FRP)**

Council is currently undertaking a review of the existing Floodplain Risk Management Study and Plan for this catchment. Extracted FRP classification from the Wollongong City Floodplain Risk Management Study and Plan dated November 2015 is enclosed in **Map 7**, if applicable for the subject property. The FRP for this property is currently under review, however the outcomes from this review are not yet available. You may wish to engage a suitably qualified Civil Engineer, experienced in hydraulics and floodplain management, to determine the applicable FRP classification for the subject property. This risk precinct would be used for development application purposes only.

On completion of a revised Floodplain Risk Management Study and Plan the flood notation on this property will be reassessed.

Other Relevant Information

Flood studies and Floodplain Risk Management Studies and Plans may not study all watercourse tributaries/overland flow paths on the subject property. A flood investigation/study of the full extent of tributaries may be required. The services of a suitably qualified Civil Engineer experienced in hydraulics and floodplain management can be engaged to get advice.

NSW Flood Data Portal

Council's flood data including reports, model results and inputs files are available on NSW Flood Data Portal. Registered users can download model results and input files from the portal in the following website: <https://floooddata.ses.nsw.gov.au/>

Flood Policies

For information on Council's requirements for development on flood affected lands, please refer to the DCP, the LEP, the NSW Government's Floodplain Development Manual and the relevant Flood Studies and Floodplain Risk Management Studies and Plans. The DCP and Council adopted Flood Studies and Floodplain Risk Management Studies and Plans are available on Council's website. Alternatively, the services of a suitably qualified Civil Engineer experienced in hydraulics and floodplain management can be engaged to get advice regarding development opportunities.

Disclaimer

Council is providing this information in good faith and does not warrant the accuracy of the information provided in response to this request. A suitably qualified Civil Engineer experienced in hydraulics and floodplain management should be engaged to assist in the interpretation of the information provided by the Council.

For any questions regarding flood information, please contact Wollongong City Council on the telephone number below.

This letter is authorised by
Floodplain Management Team
Wollongong City Council
Telephone (02) 4227 7111

Glossary

Abbreviation	Description
AEP	<i>Annual Exceedance Probability</i> indicates same meaning as described in NSW Floodplain Development Manual.
AHD	<i>Australian Height Datum</i> as described in Council's DCP. In this document levels are referenced to metre AHD.
DCP	<i>Development Control Plan</i> refers to "Wollongong Development Control Plan (DCP) 2009" adopted by Wollongong City Council.
FRP	<i>Flood Risk Precincts</i> as described in Council's DCP.
LEP	<i>Local Environmental Plan</i> refers to "Wollongong LEP 2009".
NSW	The state of <i>New South Wales</i>
PMF	<i>Probable Maximum Flood</i> indicates same meaning as described in NSW Floodplain Development Manual.

Note for Maps

1. All maps in this advice are auto generated using the best available information on the printing date.
2. All levels are in m AHD and velocities are in m/s.
3. The abbreviation 'N/A' on the map indicates 'not applicable'.

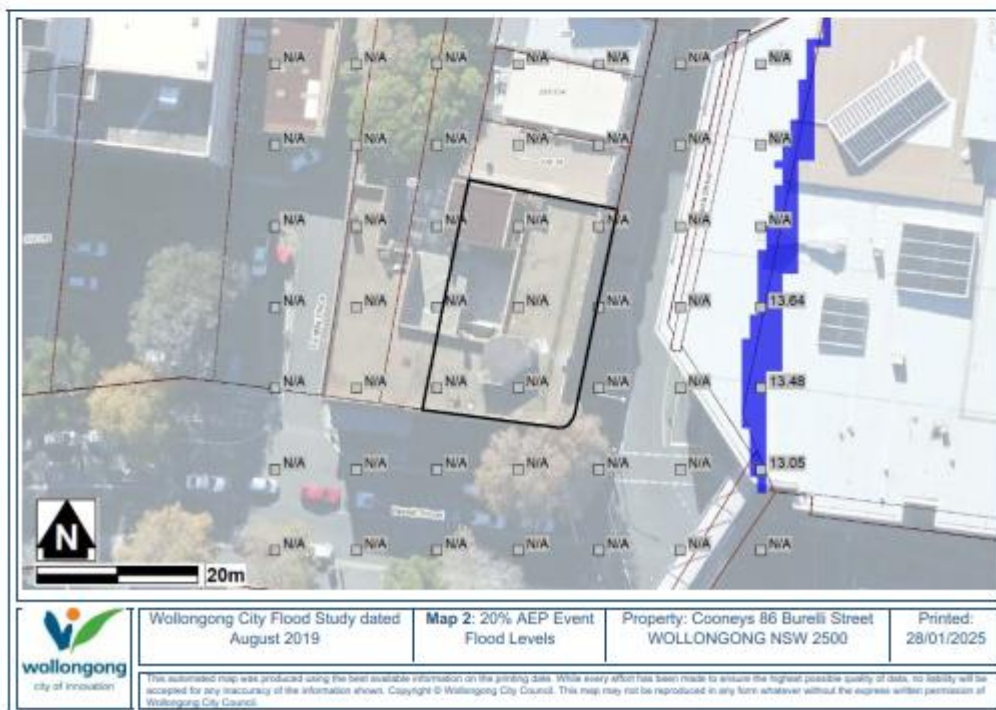
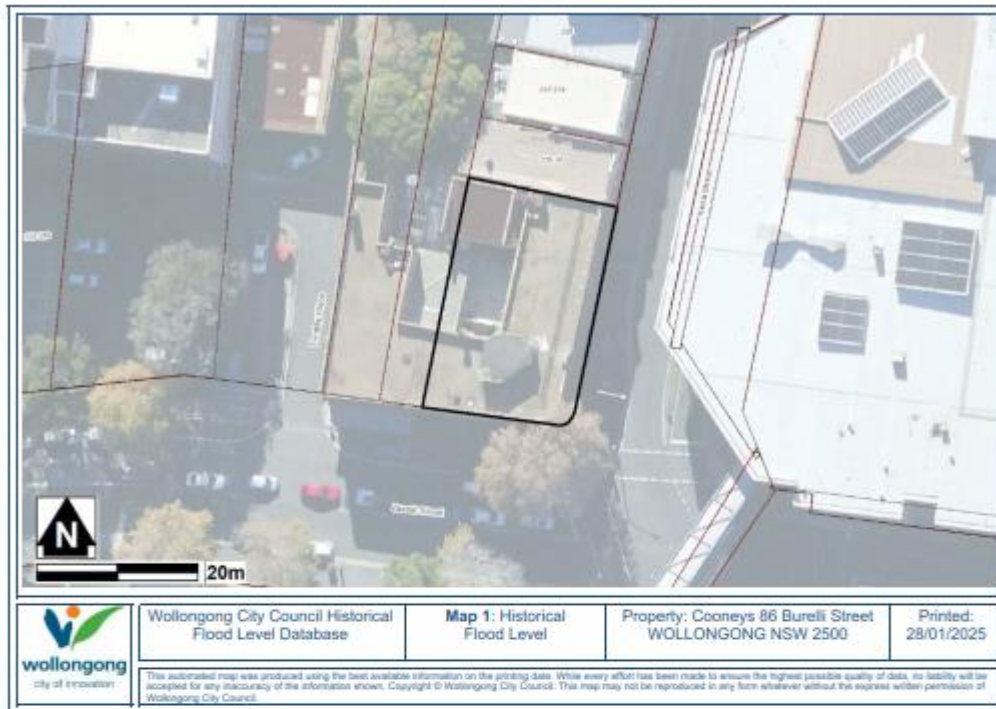


Figure A 1-1 20%AEP Event Flood Levels Map

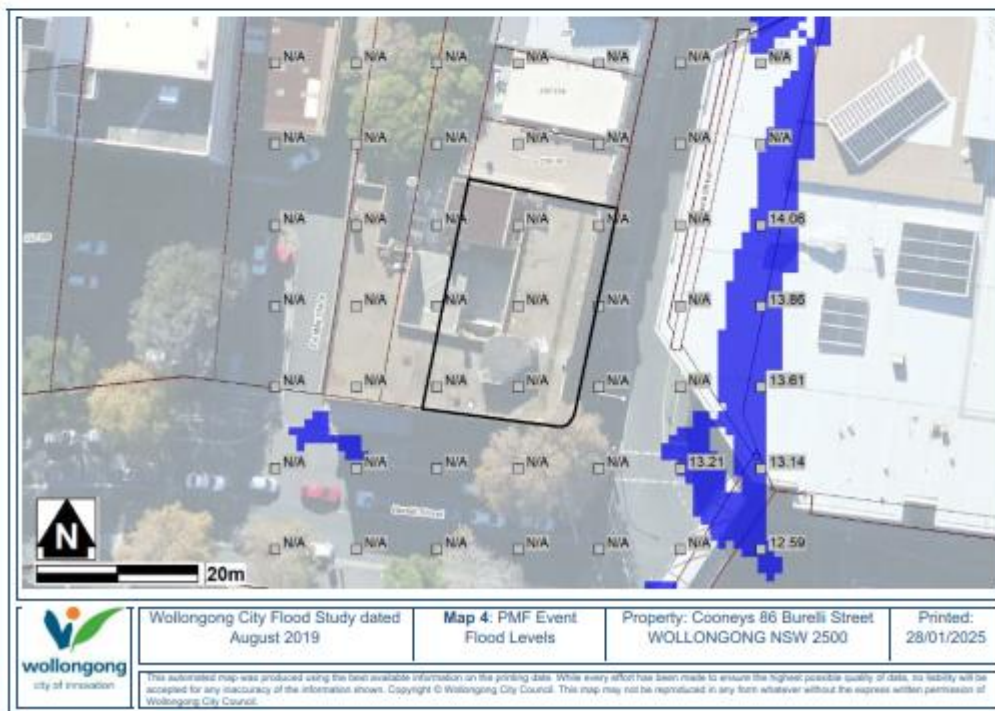
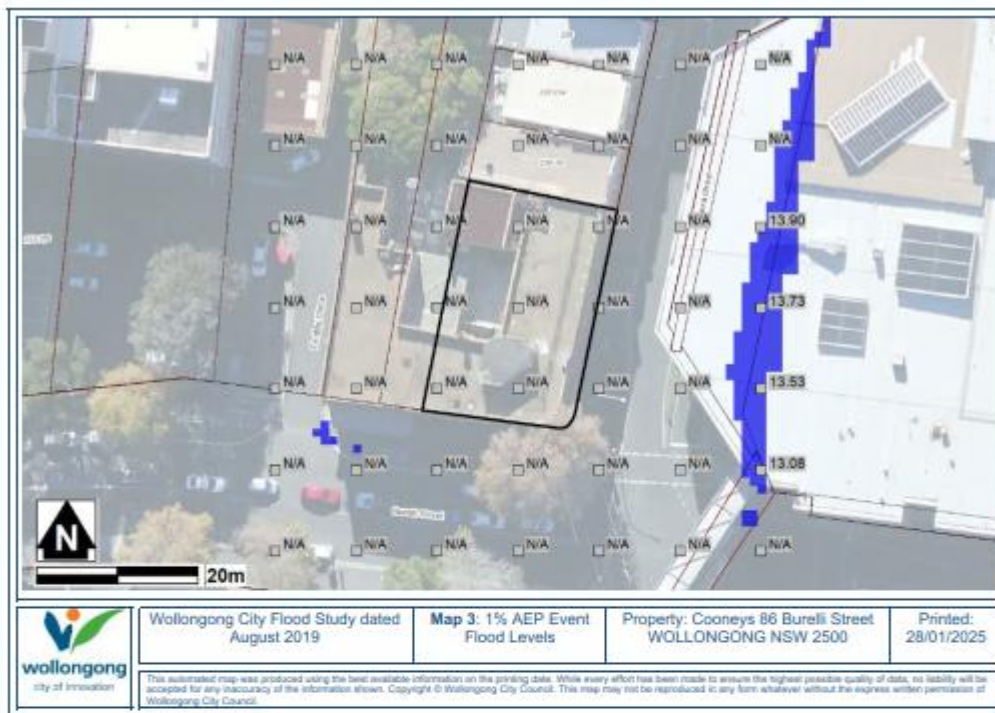


Figure A 1-2 1%AEP / PMF Event Flood Levels Map

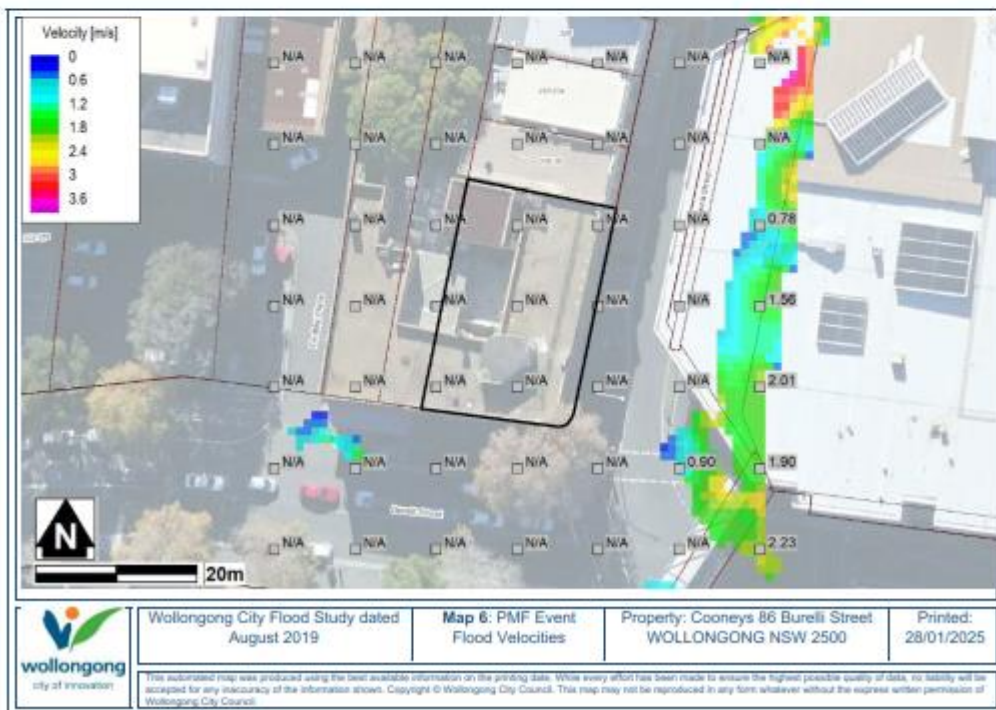
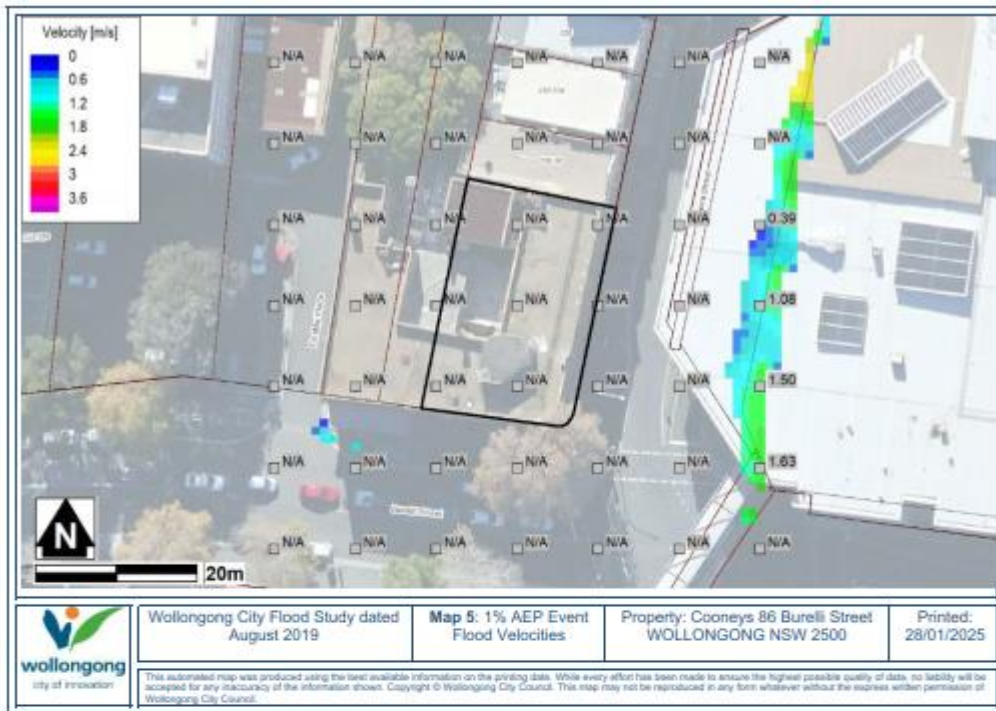


Figure A 1-3 1%AEP / PMF Event Flood Velocities Map

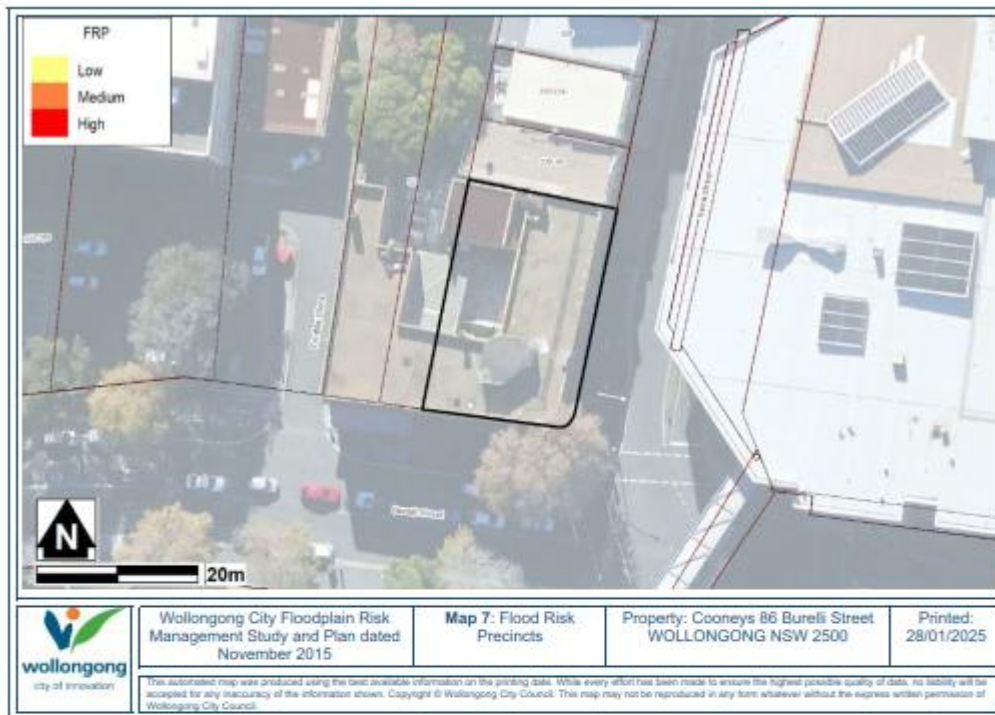


Figure A 1-4 Flood Risk Precincts

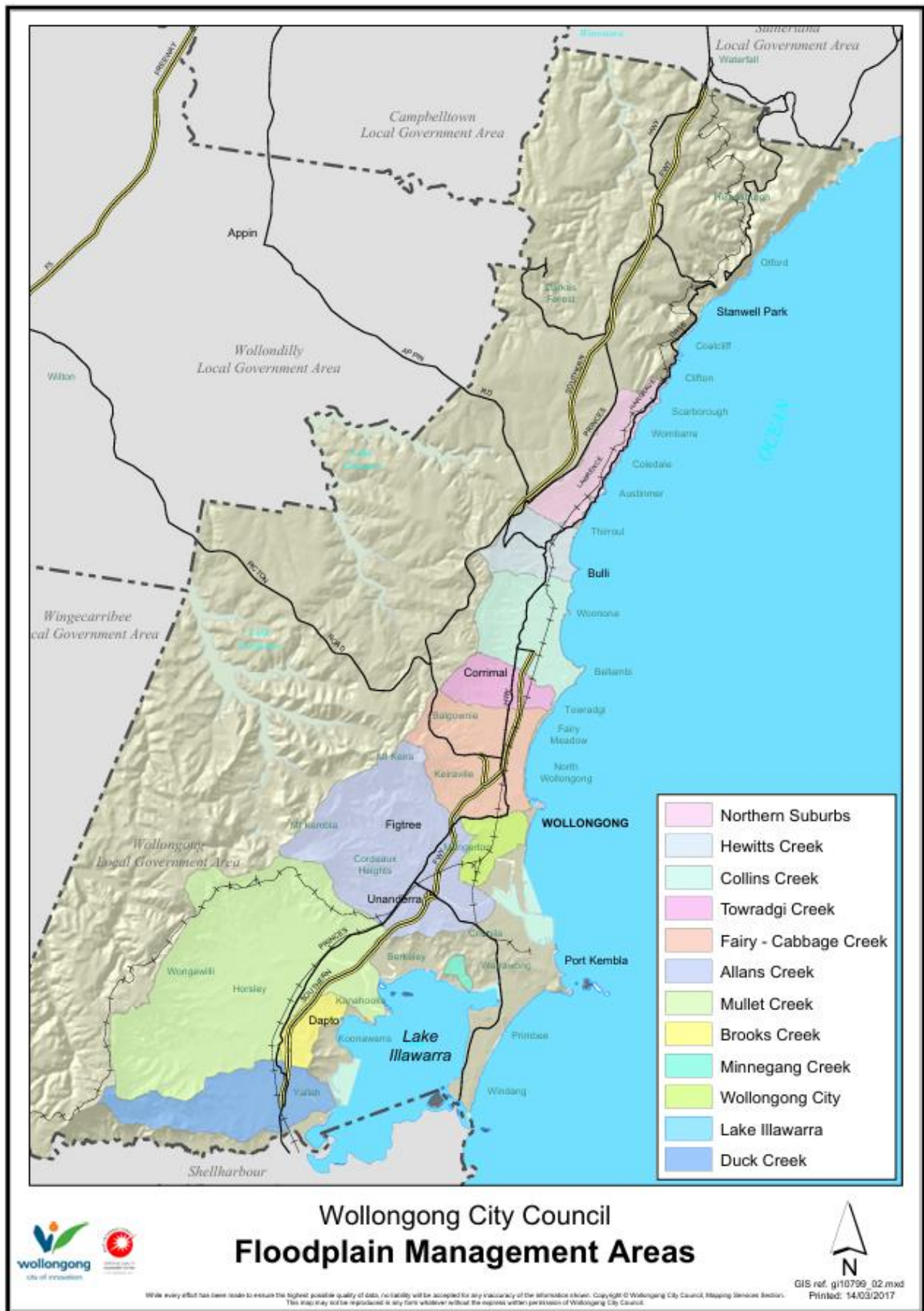


Figure A 1-5 Flood Management Areas

A3 Appendix 3

Architectural Layout

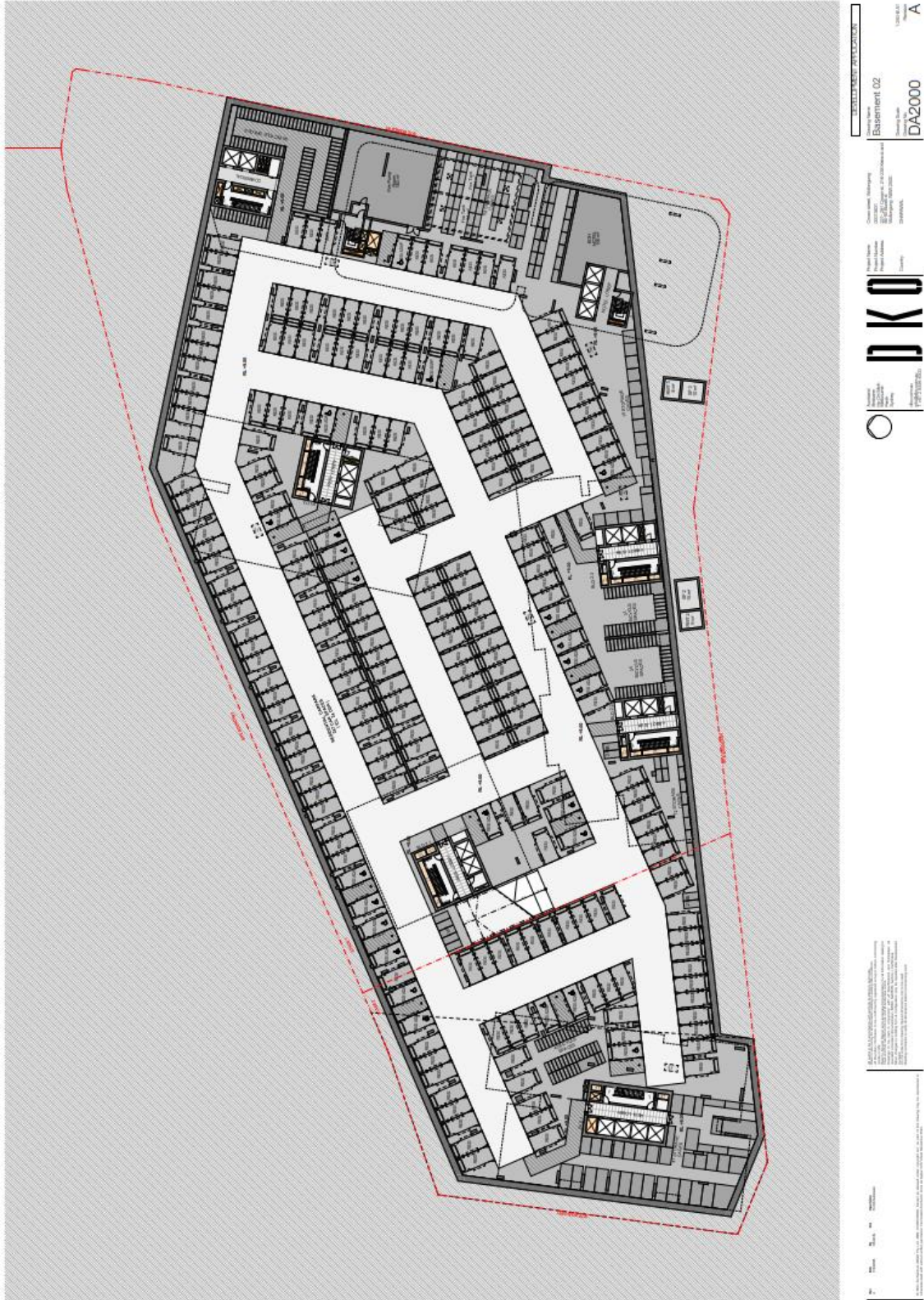


Figure A 3-1 Basement 02 Plan

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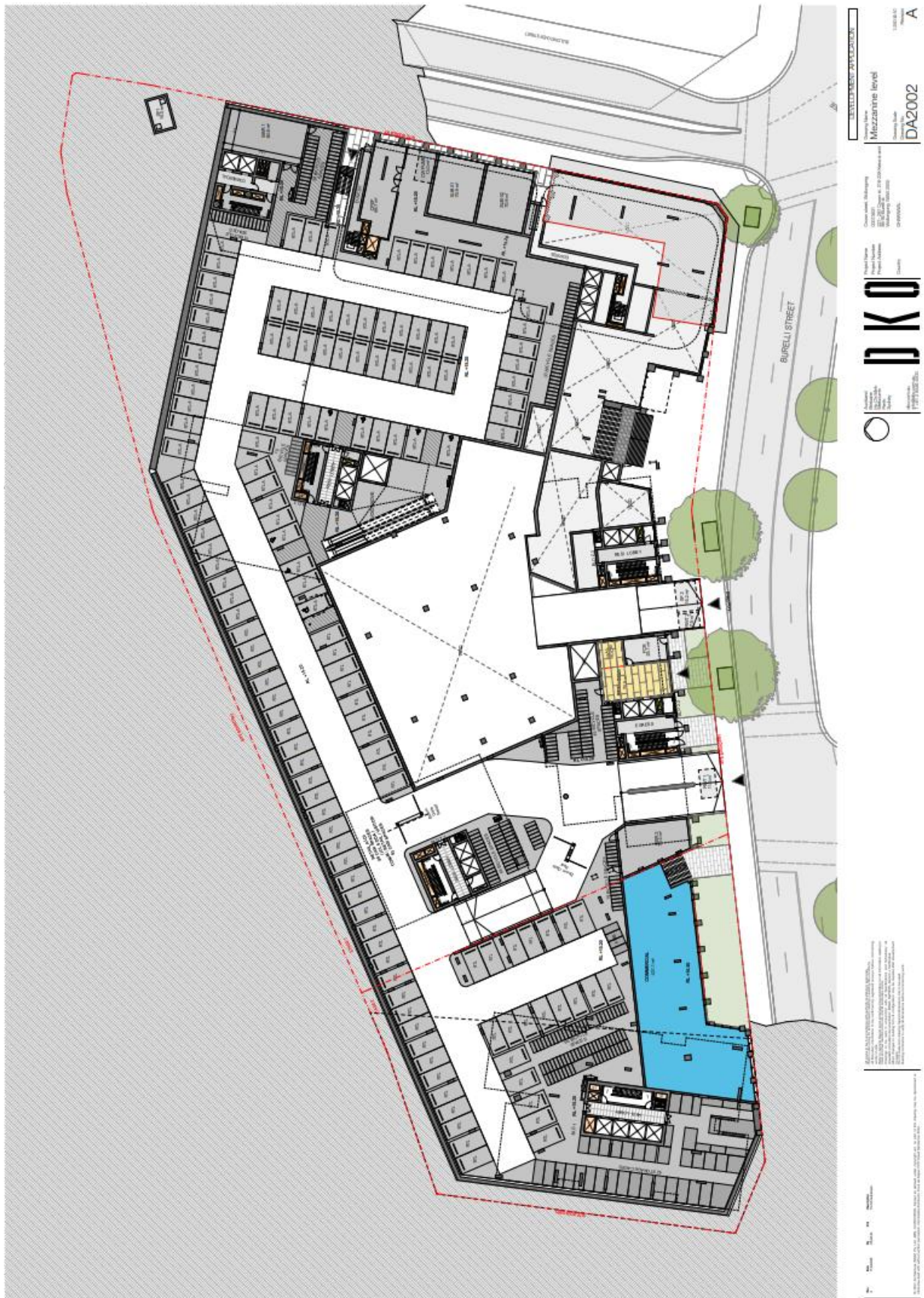


Figure A 3-3 Mezzanine Level Plan



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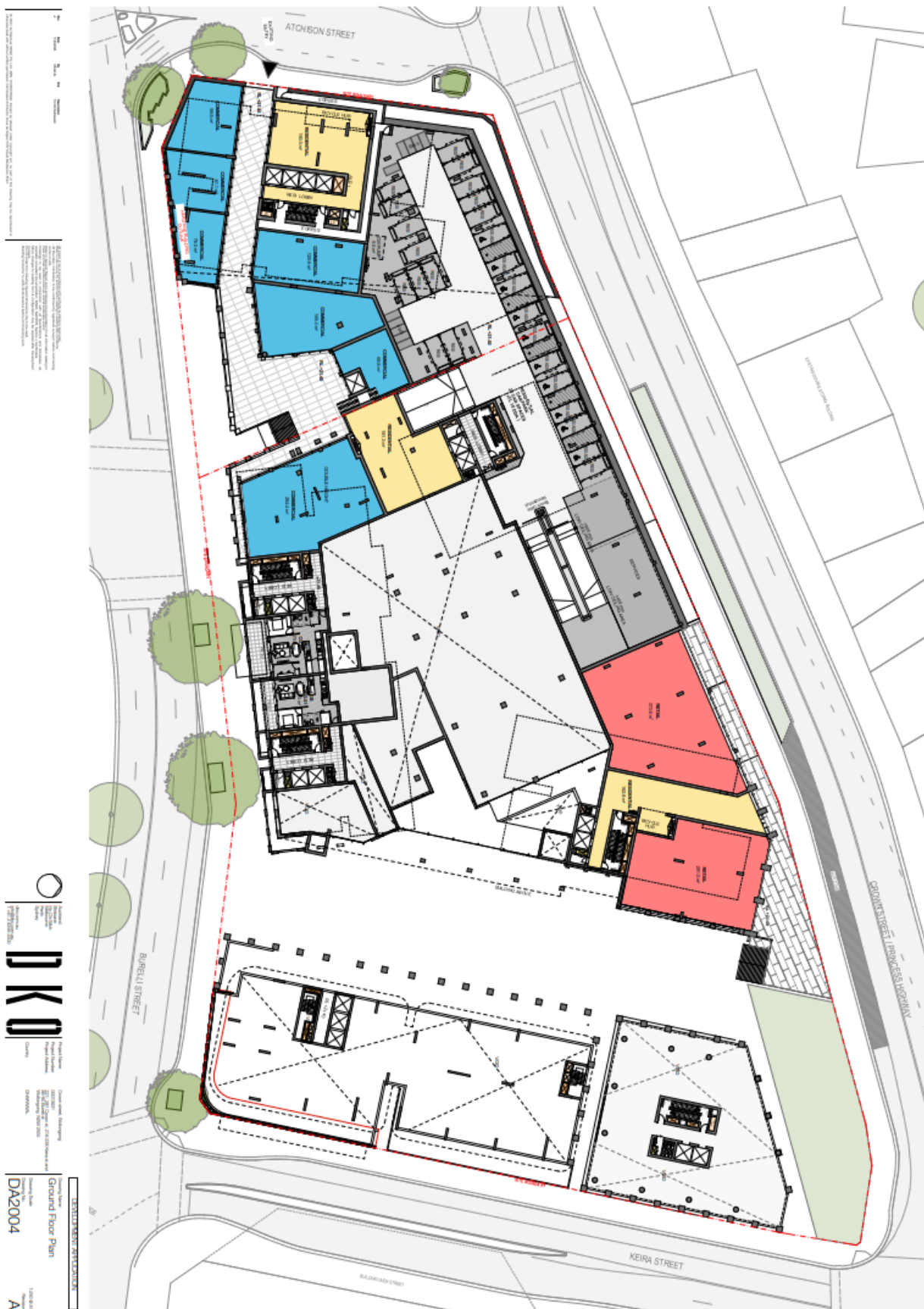


Figure A 3-5 Ground Floor Plan

