



Reference: 20250142-R04_EW_flood desktop report [A].docx

Date: February 4, 2026

Wollongong Development No.5 Pty Ltd
Attn: Claudine Malanum
102 Bonds Road
Riverwood NSW 2210

Dear Sir,

**RE: 2-4 GLADSTONE AVENUE & 357-363 CROWN STREET, WOLLONGONG
DESKTOP FLOOD REPORT**

Addressing Relevant SEARs

This report has been prepared to respond to the Secretary's Environmental Assessment Requirements (SEARs) for SSD-97973958.

Specifically, this report has been prepared to respond to those SEARs outlined in **Table 2** below.

Table 0-1 Relevant SEARS

Item	Description	Section Reference
11. Water Management	Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater).	Appendix 3 Stormwater Plans
	Demonstrate how the development complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.	Section 4.3

Introduction

The Proposal

This Integrated Water Management Report (IWMP) has been prepared by S&G Consultants Pty Ltd on behalf of Wollongong Developments No 5 Pty Ltd (the 'Applicant'). This IWMP supports an Early Works State Significant Development Application (SSDA)(SSD-97973958) as an Amending SSDA to DA-2023/156 for a mixed-use shop top housing development at No. 357-359 and 363 Crown Street, and No. 2 & 4 Gladstone Avenue, Wollongong (the Site).

This Amending DA seeks approval for the undertaking of early construction works comprising bulk excavation and shoring works to enable the excavation of basement parking areas.

The approval of DA-2023/156 included the carrying out of the nominated early works across part of the site. This application seeks consent to extend the area of those approved works to certain other areas of the site. For a further detailed project description, please refer to the Environmental Impact Statement prepared by Planning Ingenuity.



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



This report should be read in conjunction with the Environmental Impact Statement prepared by Planning Ingenuity, plans of the proposed works prepared by BKA Architecture, and the other accompanying documents that form part of the State Significant Development Application.

This report concludes that the proposed in-fill affordable housing development is suitable and warrants approval subject to the implementation of the following mitigation measures.

- Provide an On-Site Detention system to limit the post developed discharge;
- Provide a rainwater tank to collect part of the roof runoff and to re-use on site for irrigation of landscaped areas;
- Provide a water quality treatment system capable of meeting the pollutants reduction targets as stipulated by Council; and
- Divert and upgrade the stormwater infrastructure that traverses the site around the footprint of the proposal.

Following the implementation of the above mitigation measures, the remaining impacts are considered appropriate.

The Site Description

The site is situated at No. 357-359 & 363 Crown Street and No. 2 & 4 Gladstone Avenue, Wollongong. The site is located within the Wollongong Local Government Area (LGA) approximately 70km south of the Sydney CBD.

It is a well-located site, approximately 100m walking distance from the Wollongong Railway Station which provides access to numerous destinations including Sydney, Port Kembla, Shellharbour and Kiama.

The site is in close proximity to the Wollongong Health Precinct including Wollongong Public and Private Hospitals. Wollongong TAFE and Wollongong University are approximately 2km from the site. Public open spaces near the site include Rotary Park, the Beaton Park Leisure Centre and MacCabe Park in the city centre.

The site consists of the following parcels of land and is legally described as in **Table 1**.

Table 0 Site Legal Description

Street Address	Lot/DP
357-359 Crown Street, Wollongong	Lot 2/DP 201949
363 Crown Street, Wollongong	Lot 1/DP 201949
2 Gladstone Avenue, Wollongong	Lot 6/DP 14480
4 Gladstone Avenue, Wollongong	Lot 7/DP 661845

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-97973958).

The land is wholly owned by Wollongong Developments No 5 Pty Ltd. The site is irregular shape with an area of approximately 6,514m², with road frontages to Crown Street and Gladstone Avenue and an unnamed laneway near Frederick Street. In addition, the site benefits from a right of carriageway over the adjacent site to the west providing vehicle access to Parkinson Street. An aerial of the site is provided in **Figure 1**.



Figure 1 Aerial image showing site and surrounding area

Report

This report is a desktop flood assessment study in support of the proposed development at 2-4 Gladstone Avenue & 357-363 Crown Street, Wollongong. Wollongong Developments No.5 Pty Ltd are proposing to demolish the existing buildings on site and construct a mixed-use development as per the architectural plans by BKA Architects.

The site is located along the corner of Gladstone Avenue and Crown Street is bound by adjoining properties to the South and to the West.

The site is not affected by flooding as depicted in the Wollongong City Flood Study 2019 (Jacobs). The site is located on the high end of the catchment with Crown Street being the border line.

The following documents are referenced in this report.

- “Wollongong City Flood Study” (2019) by Jacobs;
- Wollongong DCP Chapter 13 “Floodplain Management”;
- Architectural plans by BKA Architects;
- Survey plan by geosurv; and
- “Flood Risk Management Manual” (2023) by the Department of Planning and Environment.

The site is currently fully developed with a residential and commercial buildings on the site. The proposed development is a mixed-used building that offers retail on lower ground floor, one level of

basement car parking and 36 residential levels on top of ground floor. Reference is made to the architectural plans by BKA Architects. A copy of the floor plans is added in Appendix 3.

We have reviewed the flood information in the “Wollongong City Flood Study” and based on our review the following is concluded:

1. The site is not impacted by flooding for all range of storm events up to and including the PMF;
2. The site is located on the upstream end of the catchment with Crown Street being the border line of the catchment;
3. Because the site is not inundated, the increased flood risk associated with the intensification of the site is NIL;
4. Evacuation from the site is not an issue as well because Crown Street is flood free so access to and from the site during floods is available; and
5. Section 9.1 Ministerial Directions have been addressed.

In order to address the requirements of the City of Wollongong DCP Chapter 13, the proposed mixed-use development is required to address Schedule 7 and will meet the criteria noted in the table below.

Table 2 Flood Planning Requirements

Control	Objective	Requirement
Flood Planning Level	Minimise risk to life	Habitable floor level to be a minimum of 300mm above finished adjacent ground level
Building Material	Minimise the social and economic costs to the community	Not relevant
Structural Soundness	Minimise risk to property	Not relevant
Flood Affection	The development will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affection of other development or properties;	Not relevant.
Evacuation	Safe flood evacuation	Reliable access for pedestrians or vehicles is available along Crown Street The development is capable of being consistent with any relevant flood evacuation strategy
Management and Design	Good design in a flood liable land	Not relevant



Conclusion

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

Yours faithfully,

For & on behalf of S&G Consultants Pty Ltd

A handwritten signature in blue ink, appearing to read 'Sam Haddad', is written over a faint, light blue rectangular stamp or watermark.

Sam Haddad

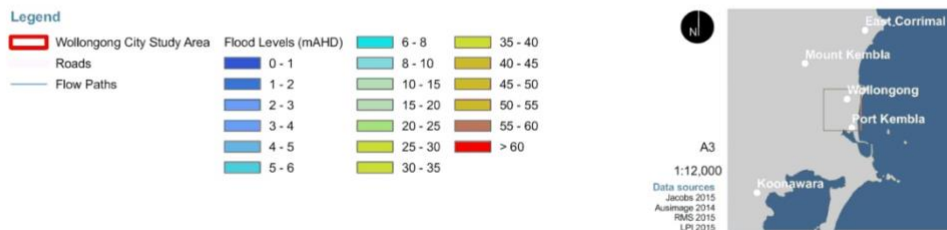
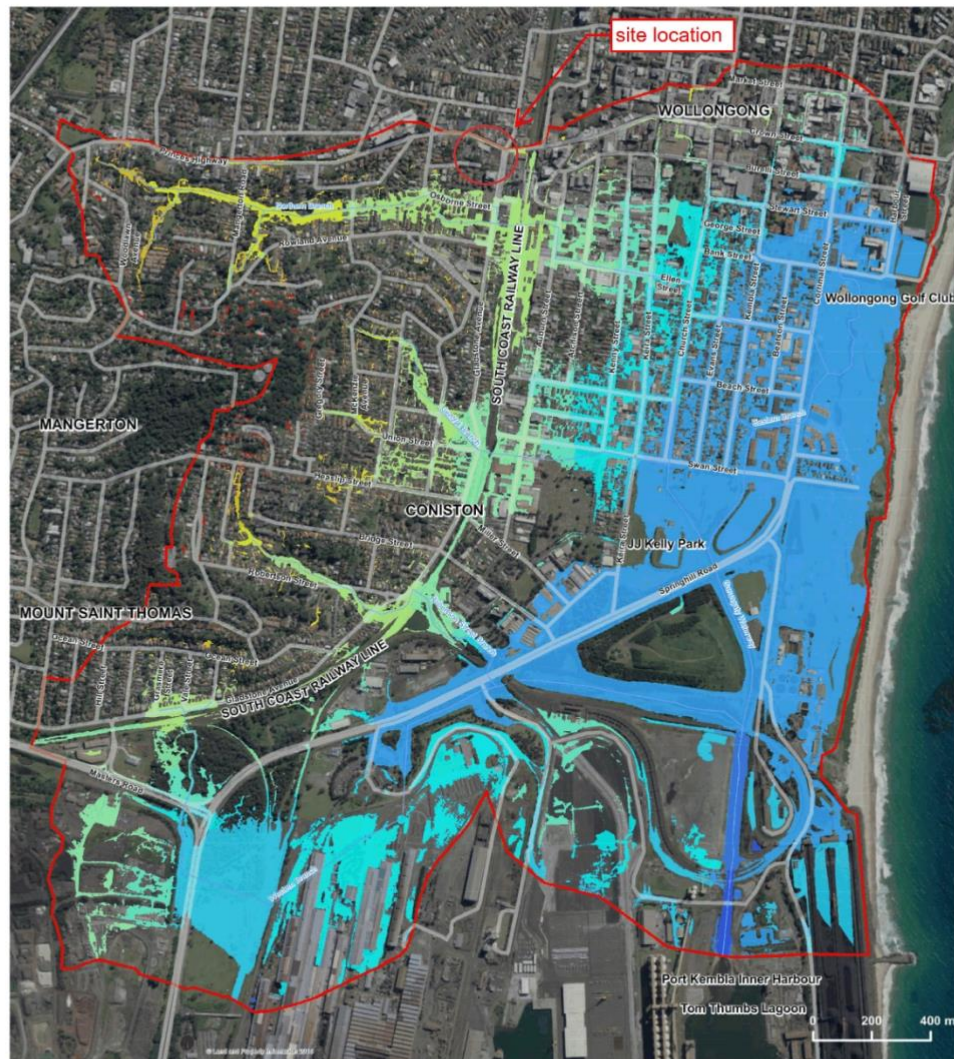
Director (Civil)

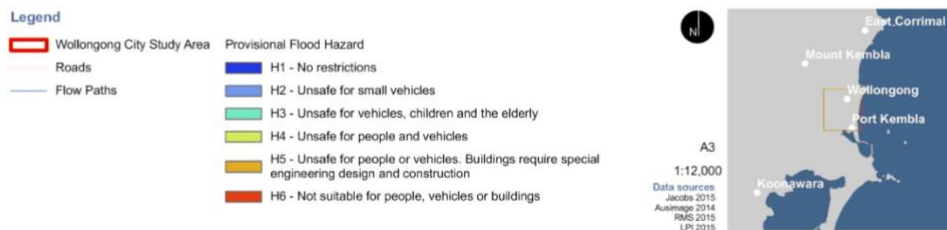
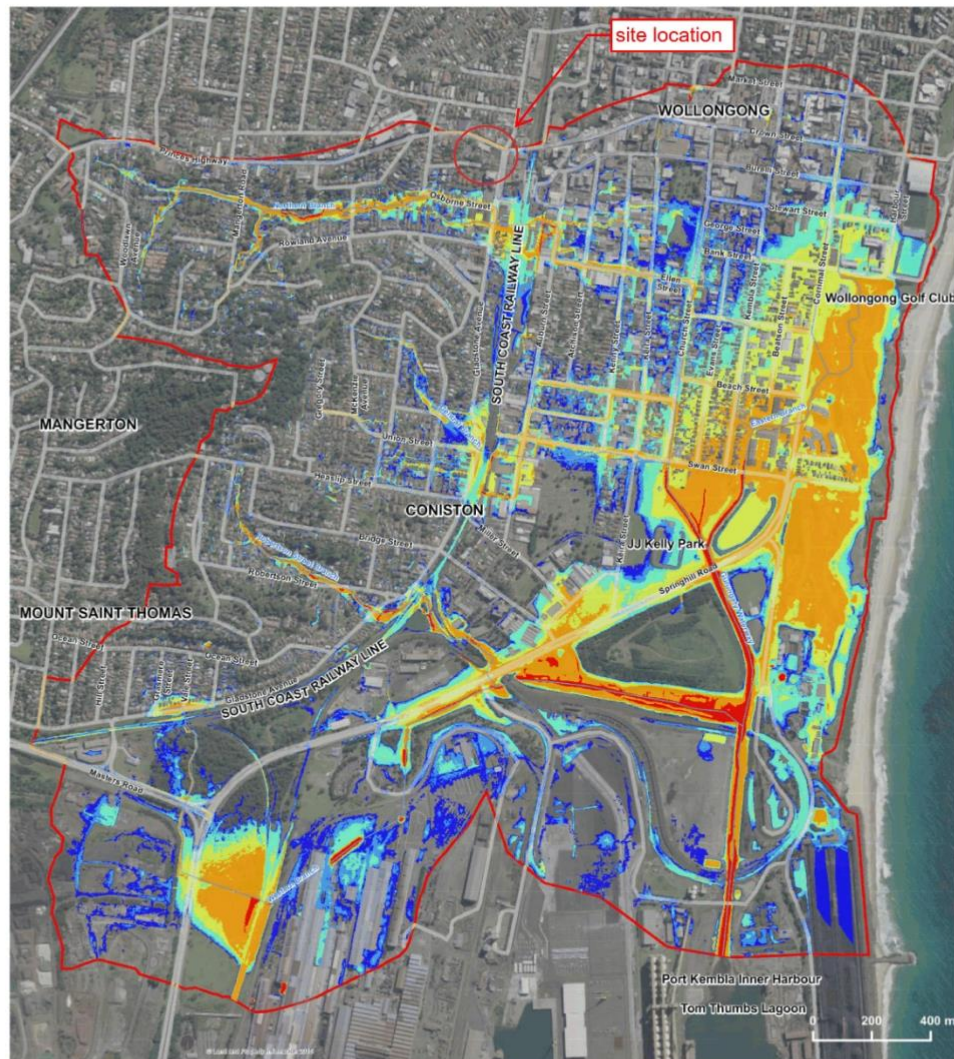
MIEAust CPEng NER



A1 Appendix 1

Flood Information







A2 Appendix 2

Survey





A3 Appendix 3

Architectural Layout

