



Monday, 25 August 2008

Our Ref: AKB/05225C

Director-General  
NSW Department of Planning  
22-33 Bridge Street  
SYDNEY NSW 2000

**Attention: Mr Michael Woodland, Director, Urban Assessment**

Dear Mr Woodland,

**re: Project Approval (MP 06\_0209) for the Wollongong Central Redevelopment:  
Section 75W Modification No. 2: Proposed Design Modifications**

This letter accompanies the second application ("Modification No. 2") to modify the approval for the Wollongong Central major project (MP 06\_0209). Modification No. 1 was lodged on 18 July 2008, and it related to both the Project and Concept Plan approvals. This second modification application is now lodged to modify the project approval only, to seek approval to urban design and other improvements, and to address outstanding design issues such as the pedestrian bridge over Keira Street, the pedestrian bridge over Crown Street Mall, and the vehicular ramp from Regent Street. The proposed improvements include, in brief:

- the realignment of the ground level entries and circulation to better address the intersection of Keira and Crown Streets;
- the reconstruction of a section of Crown Central to create ground floor shopfronts along Keira Street;
- the total redesign of the south west corner of Crown Central to create a civic scaled entrance which better complements the new West Keira design;
- enhanced circulation arrangements including glass lift cores and realigned escalators; and
- a reduction in Keira Street bridge width compared to the Preferred Project Report, from 10 metres to 9.6 metres.

We refer to our meeting with Izlem Bolyu of your Department on 3 June 2008 in relation to the Concept Plan and Project Approvals for Wollongong Central granted by the Minister on 28 April 2008. At that meeting, we sought clarification on a number of conditions, and discussed a range of modifications which were desired to those conditions to ensure clarity, to reflect the staging of the development, and to correct certain misdescriptions in both the conditions and the determination itself. We also discussed certain design changes which were being considered by the Proponent, in particular to the façade of the retained Wollongong Central building at the corner of Crown and Keira Street. During the discussions with Ms Bolyu, it became apparent that it would be necessary to lodge two separate applications under Section 75W to modify the approvals, and this has occurred. The design



changes were subsequently discussed in further detail during a meeting with Chris Johnson of the Department on 31 July 2008.

The Proponent, The GPT Group ("GPT"), now requests the Minister to modify the project approval pursuant to the provisions of Section 75W of the Environmental Planning and Assessment Act, 1979 ("the Act"). This letter accompanies 5 copies of two volumes of information, including a planning report, architectural report, BCA and heritage advice, and revised drawings. We have also provided an A3 'comparison folder' to allow for easy comparison between the approved and revised drawings.

The modifications are of minimal environmental impact, and the project will remain substantially the same development as that originally approved. Further, the project will remain consistent with the approved concept plan. The proposed modifications and key issues outlined in the application will have a substantial net public benefit, and are worthy of support in their entirety.

If further details are required, please contact the undersigned on 9211 4099.

Yours faithfully,

**BBC Consulting Planners,**

A handwritten signature in blue ink, appearing to read 'Alison Brown', with a long, sweeping horizontal line extending to the right.

**Alison Brown,  
Senior Planner.**