



12 April 2012

Our Ref: RJC/RH/11-025A

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

Attention: Ms. Caroline Owen, Senior Planner

Dear Ms. Owen,

re: Concept Plan Approval (MP 06_0335) for the Wollongong Central and West Keira Redevelopment

Section 75W Modification No. 2: Proposed incorporation of No 71 Market Street, Wollongong into the Concept Plan

We write with reference to the Concept Plan Approval for the Wollongong Central and West Keira development.

The Proponent, The GPT Group ("GPT"), requests the Department to modify the Concept Plan Approval pursuant to the provisions of Section 75W of the Environmental Planning and Assessment Act, 1979 ("the Act"). The proposed modification is to include land known as No. 71 Market Street, Wollongong in the Concept Plan. The reasons for its inclusion within the Concept Plan are outlined in a separate Section 75 modification report to the Project Application. In summary, the inclusion of No. 71 Market Street in the Concept Plan and Project Application improves vehicular access to and from the West Keira portion of the Project Application.

The Concept Plan has been modified under Section 75W on one occasion on 22 December 2008 (MOD 1). MOD 1 granted approval to a number of administrative changes to the approved conditions of the Concept Plan.

This requested modification relates to Schedule 1, Part A and Schedule 2, Modification No. 3 of the Concept Plan Approval which describe the land to which the Concept Plan relates.

Schedule 1, Part A (as modified by MOD 1) currently describes the land to which the Concept Plan relates as follows:-

<i>On land comprising:</i>	<i>Lot 1 DP 804785 (Wollongong Central) and Lot 262 & 260 DP 823263, lot 270 DP 847391, lot 250 DP823262, lot 1 DP 503512, lot 100 DP 568649, lot 7, DP 521621, lot 1 DP 510608, lot A-B DP 403097, lot 1 DP 797590, lot 1 DP 799494, lot 100 DP 734993, lot 1-2 DP 17888, lot 1 DP 154592 (West Keira), Proposed</i>
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	<i>Lot 12 (access from Regent Street); Part Keira Street, Part Richardson Street.</i>
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Schedule 2, Modification 3 currently states as follows in relation to the land to which the Concept Plan imposes covenants upon:-

“3 Covenant

Covenants shall be placed on the title for the following sites:

- **West Keira** (Lot 262 & 260 DP 823263, lot 270 DP 847391, lot 250 DP823262, lot 1 DP 503512, lot 100 DP 568649, lot 7 DP 521621, lot 1 DP 510608, lot A-B DP 403097, lot 1 DP 797590, lot 1 DP 799494, lot 100 DP 734993, lot 1-2 DP 17888, lot 1 DP 154592 stating that the total floor space ratio shall not exceed **7.69:1**).
- **Wollongong Central** (Lot 1 DP 804785) stating that for the purposes of calculating Floor Space Ratio (FSR), an FSR of 5:1 has already been utilised for the site.”

Approval is requested to the insertion of the following property description in Schedule 1, Part A and Schedule 2, Modification 3 relating to the West Keira portion of the Project:-

Lot 1 DP 197138.

A portion of Richardson Street will remain affected by the Concept Plan and Project Application despite the amendment to incorporate No. 71 Market Street into the Project. As such, the description of the land to which the Concept Plan relates already contains a reference to “Part Richardson Street” and therefore the Concept Plan does not need to be updated in this regard.

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

Yours faithfully,

BBC Consulting Planners,



Robert Chambers
Director