



PCU035195

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Department of Planning & Infrastructure
GPO BOX 39
SYDNEY NSW 2001

Our Ref:
File:
Date:

Z12/106012
MP-2006/209/D
22 June 2012

Attention: Caroline Owen/Amy Watson

Department of Planning
Received
28 JUN 2012
Scanning Room

Dear Sir/Madam

Development

Proposed modifications to concept plan and a project application for:
Construction of a new six-level retail centre ('West Keira') associated with above and below ground car parking including necessary support structures for the erection in the future of two towers (one commercial, one residential) and their associated parking above the roof of the retail podium.
Alterations and additions to existing 'Wollongong Central Shopping Centre', including a new eight screen cinema complex; and
Interconnection of the West Keira with Wollongong Central across Keira Street via a tunnel and pedestrian bridge.

Location

Wollongong Central, 168-218 Crown Street, WOLLONGONG NSW 2500, 202-204 Keira Street, WOLLONGONG NSW 2500, Lot 1 Richardson Street, WOLLONGONG NSW 2500, 176-192 Keira Street, WOLLONGONG NSW 2500, 194-198 Keira Street, WOLLONGONG NSW 2500, 200 Keira Street, WOLLONGONG NSW 2500, 206 Keira Street, WOLLONGONG NSW 2500, 220-224 Crown Street, WOLLONGONG NSW 2500, 10 Crown Lane, WOLLONGONG NSW 2500, Lot 1 Crown Lane, WOLLONGONG NSW 2500, 6 Crown Lane, WOLLONGONG NSW 2500, 226-228 Crown Street, WOLLONGONG NSW 2500

I refer to your e-mail dated 8 June 2012 seeking further Council comment in regard to the GPT Group's request to modify the above project pursuant to Section 75W of the Environmental Planning and Assessment Act 1979. Council has reviewed the modified proposal specifically as requested at pages 11 and 12 of the Proponent's submission (Job No. 11-025A S75W MOD4 Report v7.doc April 2012), and raises no objection to the proposed entrance modification in principle subject to the following comments.

It is noted that the proposed modified conditions generally relate to an amended description of development and drawing numbers, amendments to the number of car spaces provided, the regularisation of the Traffic Management condition (Condition B18) to delete references to traffic management features now no longer required with the proposed 71 Market Street access, and amendments to the s94 Contributions condition (Condition B24) to update amounts payable. No objection is raised to these proposed changes.

In relation to the traffic issues the modified conditions seek to remove various requirements which were associated with the combined service/delivery and customer access from Richardson Street (widening of road, right turn bay, specification of access, provision of roundabout to allow access to loading dock,

pedestrian facilities etc). As the current modification relocates the customer vehicle access into the West Keira redevelopment from the western end of Richardson Lane to No. 71 Market Street, these measures would no longer be required.

Notwithstanding the above, Council has identified a number of issues in its submission dated 5 June 2012 for the Department's consideration. These relate primarily to the pedestrian safety and traffic analysis.

If you require any further information, please do not hesitate to contact Mr Mark Riordan, Manager City Planning, on telephone 4227 7638.

Yours faithfully



David Farmer
General Manager
Wollongong City Council