



**PROJECT APPROVAL MP06\_0209**

**WOLLONGONG CENTRAL REDEVELOPMENT**

**SECTION 75W MODIFICATION TO  
PROJECT APPROVAL**

**MOD 5**

**Prepared for**



**by  
BBC Consulting Planners**

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# 1. INTRODUCTION

## 1.1 Overview

This report accompanies a request to the Department of Planning and Infrastructure to modify the Project Approval for the “Wollongong Central Redevelopment”, pursuant to the provisions of Section 75W of the Environmental Planning and Assessment Act, 1979 (“the Act”).

Approval was granted on 28 April 2008 by the then Minister for Planning to the Concept Plan and Project Application for the Wollongong Central redevelopment, as follows:-

- Concept Plan for Wollongong Central redevelopment (MP 06\_0335); and
- Project Application for Wollongong Central redevelopment (MP06\_0209).

The Wollongong Central redevelopment comprises two sites – West Keira and Wollongong Central (the latter formerly referred to as “Crown Central”). The approved scheme involves the erection on the West Keira site of a new six-level retail centre including a single-level basement car park, three levels of retail space and two levels of above-ground parking, and the interconnection of this new centre via a tunnel and a bridge over/under Keira Street with Wollongong Central.

On 22 December 2008, Modification Application No. 1 was approved, which modified the determinations and conditions of both the Concept Plan and Project Application approvals, generally to correct minor condition errors or ambiguity; reflect the staged construction and occupation of the project; and ensure clarity in interpretation.

On 22 December 2008, Modification Application No. 2 was approved, which modified the Project Approval, in relation to urban design improvements and to address issues that were outstanding at that time such as the detailed design of the pedestrian bridge over Keira Street, improvements to the existing pedestrian bridge over Crown Street Mall, and the proposed vehicular ramp to the West Keira site from Regent Street.

On 19 December 2011, Modification Application No. 3 was approved, which modified the Project Approval, in relation to the detailed design of the West Keira redevelopment to improve the form and function of that portion of the Project. The former bulk and scale of the West Keira redevelopment was broken up into two built forms with a light filled laneway feel between. This re-oriented the internal access, significantly improved the activation of the development along Keira Street, newly provided pedestrian access to a vast residential and mixed use catchment to the north and made the facades of the development far more contemporary. It also staged the Project so that the West Keira redevelopment will occur as Stage A and the Wollongong Central redevelopment will occur as Stage B.

On 4 October 2012, Modification Application No. 4 was approved, which modified the Project Approval to refine the detailed design of the development. Specifically, this modification altered the manner in which the West Keira portion of the Project is accessed by customer vehicles. In this regard, the West Keira portion of the Project to provide customer vehicle access directly to/from Market Street by relocating the vehicle ramp from the western end of Richardson Street to a new tunnel at No. 71 Market Street.

This fifth modification application (Modification No. 5, or MOD 5) is lodged to modify the Project Approval, seeking to modify the consent by excluding the demolition of the building at 226 Crown Street and the realignment of Crown Lane from the approved development.

The proposed modification is to:

- Retain the building at No 226 Crown Street (on the corner of Crown Street and Crown Lane);
- Delete the realignment of Crown Lane.

This modification application does not alter the essence of the approved project. It will remain a new six-level retail centre on the West Keira site, including single-level basement car, three levels of retail space and two levels of above-ground car parking and interconnections with Wollongong Centre via a tunnel and bridge across Keira Street, with alterations and additions to Wollongong Central itself.

## **1.2 Documentation**

This report:-

- describes the modifications to the project;
- provides a schedule of conditions to be modified to give effect to the modification; and
- considers the relevant environmental planning instruments and policies and the environmental implications of the modification.

## 2. MODIFICATION TO THE PROJECT APPROVAL

Stage 1 of the Concept Plan approval relates to the West Keira and Wollongong Central Project Application. The West Keira and Wollongong Central sites are identified in **Figures 1 and 2**.

The West Keira redevelopment is a six level retail redevelopment within the CBD block bounded by Market Street in the north, Crown Lane in the south, Keira Street in the east and Regent Street in the west.

This modification relates to the site known as No 226 Crown Street being Lot 1 in DP154592 and is located on the western corner of the intersection of Crown Street and Crown Lane<sup>1</sup>.

The key aim of the modification application is to retain the existing building on this site and retain the Crown Street/Crown Lane intersection in its current location. In this regard it is noted that the existing levels of Crown Lane and its footpath will be retained with work undertaken in accordance with current approvals.

The project approval is to be modified by removing from the approved project the realignment of the eastern end of Crown Street and retaining No. 226 Crown Street which is approved for demolition. The fitout and reuse of this building will be the subject of a separate development application.

Plans showing the proposed treatment of this area subject to the modification are contained in **Appendix 1**.

### 2.1 Schedule of Modifications to Project Approval Conditions

Amendments are necessary to the terms of the Project Approval to capture this modification. The following table provides a schedule of the requested amendments.

Condition	Modification Sought
<b><i>Schedule 1 – Project Approval</i></b>	
<p><i>Project Approval for the redevelopment and expansion of the Wollongong Central shopping centre and West Keira site only for the carrying out of the following development:</i></p> <p>...</p> <ul style="list-style-type: none"> <li><i><u>realignment of the eastern end of Crown Street through demolition of No. 228 Crown Street and the dedication of that land to Wollongong Council, and the creation of a new piazza at the corner of Crown Lane, Crown Street, and Keira Street; and</u></i></li> </ul>	<p>AMEND the description of the approved development to delete the words underlined.</p>

<sup>1</sup> This site is referred to as 226 Crown Street in this report. It is noted that it is referred to as 228 Crown Street in the project approval.

...	
<b>Schedule 2 – Recommended Conditions of Approval</b>	
<b>A1 - Development Description</b>	
<p><i>Approval is granted only to carrying out the development described in detail below:</i></p> <p>...</p> <p><i>12) realignment of the eastern end of Crown Street through demolition of No. 228 Crown Street and the dedication of that land to Wollongong Council, and the creation of a new piazza at the corner of Crown Lane, Crown Street, and Keira Street; and</i></p> <p>...</p>	<p>AMEND the description of the development to delete paragraph 12.</p>
<b>A2 - Development in Accordance with Documents</b>	
<p>Condition A2 ....</p>	<p>Add the following to condition A2:</p> <p>except for:</p> <p>(1) <i>the realignment of the eastern end of Crown Street through demolition of No. 226 Crown Street and the creation of a new piazza at the corner of Crown Lane, Crown Street, and Keira Street with this area to be treated as shown on Drawing MOD5-DA-003 Issue A prepared by Rice Daubney dated 19.12.2012 and as described in Modification Application submitted by BBC Consulting Planners dated December 2012.</i></p>
<b>C10 Crown Lane Realignment</b>	
<p><i>Detailed design plans of the proposed Crown Lane realignment shall be approved by the relevant authority prior to the commencement of the realignment works. The proposed works shall be carried out at no cost to Council or RTA.</i></p>	<p>DELETE this condition as it is no longer required.</p>

### **3. ENVIRONMENTAL ASSESSMENT**

#### **3.1 Urban Design Implications**

The approved project requires the demolition of No 226 Crown Street, the realignment of Crown Lane and the creation of a piazza at the location of the current intersection. This piazza acted as an entry statement to the West Keira building.

The southern forecourt to the West Keira building was introduced as part of Modification 3. This large and significant space provides an important gathering space, creates public domain and establishes a connection both physically and visually to the other levels of the development and to the mall, Crown Central and Gateway centres.

This forecourt reduces the need for the piazza proposed by realigning the intersection of Crown Lane and Crown Street. It creates a more significant element of the public domain, an improved gateway to the heart of the CBD and an improved relationship with the entry to the Crown Street Mall. In this context, the demolition of No 226 serves no real urban design or economic purpose.

The retention of the building maintains the existing street form and built edge provides a stronger form the western corner of Crown Street and Crown Lane. It makes a positive contribution to the streetscape as can be seen from the indicative sketches contained in **Appendix 2**. These are concept sketches only as any works to this building will be subject to a separate development application. The sketches indicate the positive contribution that the building makes to the urban form of the intersection.

#### **3.2 Heritage Implications**

From a heritage perspective the retention of the building will maintain the setting of the heritage buildings adjoining No 226 Crown Street which are listed as a group. It removes the need for special treatment to the side façade of the adjoining heritage building.

#### **3.3 Vehicular Access and Pedestrian Implications**

The retention of Crown Lane in its current position results in an improved intersection arrangement in terms of swept paths vehicle movements through the intersection.

Council has previously expressed concern about the need for piazza vehicle barriers to prevent vehicles travelling down Crown Lane and into the piazza area. This concern is not reduced significantly because of the deletion of the proposed realignment of Crown Lane. Concern was also expressed about the radius of the curve of the realigned lane, its gradient and compliance with swept path design requirements. Again these concerns are removed.

The traffic and pedestrian safety implications are discussed in greater detail in the advice from Aecom contained in **Appendix 3**.

### **3.4 Economic Implications**

It is considered that the retention and reuse of the existing building is a better economic outcome in that it makes efficient use of an existing building. This complements the urban design benefits of maintaining the building in its context adjoining existing heritage items. The knock down and partial rebuild of this building is not justified on economic or public interest grounds.



## **4. ENVIRONMENTAL PLANNING INSTRUMENTS AND POLICIES**

### **4.1 Wollongong Local Environmental Plan**

The proposed modification maintains the suitability of the project in the context of the zoning and zone objectives and do not challenge the FSR, height or building separation standards of the LEP or the approval.

### **4.2 Wollongong Development Control Plan**

The approved development, as modified, would remain generally consistent with the provisions of the Wollongong City Centre Chapter of DCP.

## **5. CONCLUSION**

This Section 75W Modification Application is the fifth modification application relating to the Wollongong Central and West Keira redevelopment project within the Wollongong CBD.

Modification No. 5 seeks approval to remove from the project approval the realignment of the eastern end of Crown Street through demolition of No. 226 Crown Street and the creation of a new piazza at the corner of Crown Lane and Crown Street.

The modification is of minimal environmental impact, and the project will remain substantially the same development as that originally approved. Further, the project will remain generally consistent with the approved Concept Plan.

The proposed modification will have a net public benefit in terms of urban design, heritage and traffic management and pedestrian safety and is worthy of support.



## **FIGURES**

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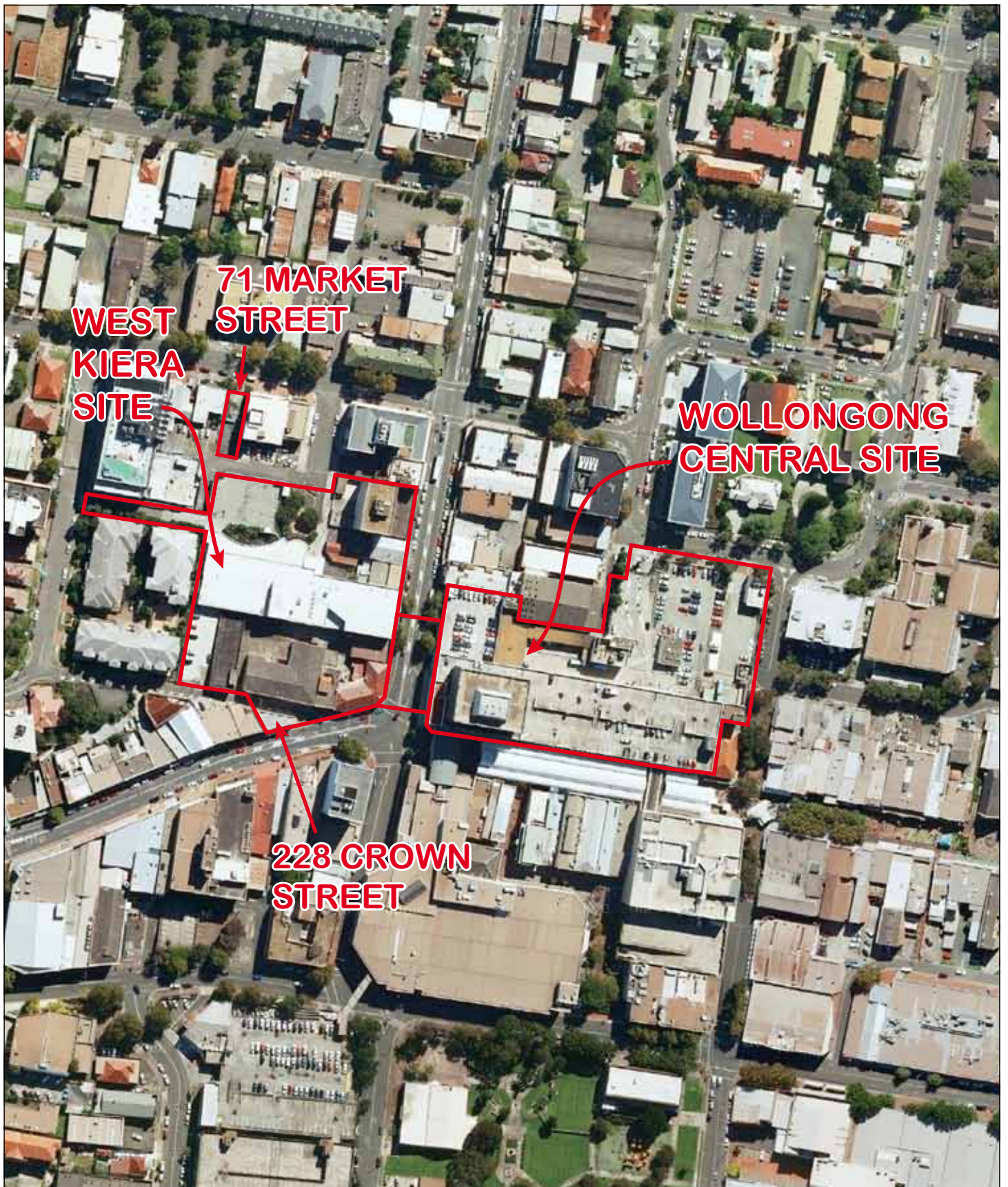
SOURCE: UBD 2005

## SECTION 75W MODIFICATION WOLLONGONG CENTRAL AND WEST KIERA

**FIGURE 1**  
LOCATION

PREPARED FOR - THE GPT GROUP





SOURCE: GOOGLE MAPS 2011

**SECTION 75W MODIFICATION**  
WOLLONGONG CENTRAL AND WEST KIERA

**FIGURE 2**  
AERIAL PHOTO

PREPARED FOR - THE GPT GROUP



## **APPENDICES**

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## **APPENDIX 1**

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**Proposed Treatment of Intersection of Crown Lane and Crown Street prepared by Rice Daubney Architects**



## **APPENDIX 2**

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### **Indicative Sketches of No 226 Crown Street**





## **APPENDIX 3**

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### **Traffic Advice from Aecom**