

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation executed on 14 September 2011, I approve the modification of the Project Application referred to in schedule 1, subject to the conditions in schedule 2.



Karen Jones
Director

METROPOLITAN & REGIONAL PROJECTS SOUTH

Sydney

24 April

2013

SCHEDULE 1

Project Approval:

MP06_0209 granted by the Minister for Planning and Infrastructure on 28 April 2008.

For the following:

Project Approval for the redevelopment and expansion of the Wollongong Central shopping and West Keira site only for the carrying out of the following development:

- demolition of all existing structures on the West Keira site;
- construction of a new six-level retail centre comprising a single level basement car park, three levels of retail (including one at lower ground level), and two levels of above-ground parking on the West Keira site;
- internal alterations and remix of existing retail activities within Wollongong Central Shopping Centre;
- construction of a new eight-screen cinema complex at the corner of Market Street and Church Street;
- extension of the retail façade out to the Crown Street Mall alignment (1.5m);
- a total of 75,206sq.m of GFA (Stage 1);
- the use of the land for retail, commercial, residential, cinema (place of public entertainment), food premises (such as restaurants and cafes) and car parking;
- the erection of internal walls and fit out of shops, and the erection of signage;
- associated road works, public domain and landscape works, and service augmentation / connection;
- support structures on the West Keira site for the erection of two future towers (subject to separate approval);
- construction of a pedestrian tunnel and a pedestrian bridge across Keira Street and the creation of associated stratum lots, linking Wollongong Central with West Keira;
- 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
- closure of the southern end of Richardson Street.

On Land Comprising:

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 Lot 12 (access from Regent Street); Part Keira Street, Part Richardson Street.

Modification:

MP06_0209 MOD 5:
Retain the building at 226-228 Crown Street and the existing alignment of Crown Lane.



SCHEDULE 2

The following modifications are to be amended by the deletion and/or insertion of the **bold** and underlined and ~~struck through~~ words as follows:

- a) **In Schedule 1, Part A-Table, the description of the development is amended as follows:**

For the carrying out of:	<ul style="list-style-type: none"> • demolition of all existing structures on the West Keira site; • construction of a new six-level retail centre comprising a single level basement car park, three levels of retail (including one at lower ground level), and two levels of above-ground parking on the West Keira site; • internal alterations and remix of existing retail activities within Wollongong Central Shopping Centre; • construction of a new eight-screen cinema complex at the corner of Market Street and Church Street; • extension of the retail façade out to the Crown Street Mall alignment (1.5m); • a total of 75,206sq.m of GFA (Stage 1); • the use of the land for retail, commercial, residential, cinema (place of public entertainment), food premises (such as restaurants and cafes) and car parking; • the erection of internal walls and the erection of signage; • associated road works, public domain and landscape works, and service augmentation / connection; • support structures on the West Keira site for the erection of two future towers (subject to separate approval); • construction of pedestrian tunnel and a pedestrian bridge across Keira Street and the creation of associated stratum lots, linking Wollongong Central with West Keira; • realignment of the eastern end of Crown Street through demolition of No. 228 Crown Street and the dedication of that land to Wollongong City Council, and the creation of a new piazza at the corner of Crown Lane, Crown Street, and Keira Street; and • closure of the southern end of Richardson Street.
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- b) **In Schedule 2, Part A-Administrative Conditions, Condition A1 is amended as follows:**

A1 Development Description

Approval is granted only carrying out the development described in detail below:

1. demolition of all existing structures on the West Keira site;

2. construction of a new six-level retail centre comprising a single level basement car park, three levels of retail (including one at lower ground level), and two levels of above-ground parking on the West Keira site;
3. internal alterations and remix of existing retail activities within Wollongong Central Shopping Centre;
4. construction of a new eight-screen cinema complex at the corner of Market Street and Church Street;
5. extension of the retail façade out to the Crown Street Mall alignment (1.5m);
6. a total of 75,206sq.m of GFA (Stage 1);
7. the use of the land for retail, commercial, residential, cinema (place of public entertainment), food premises (such as restaurants and cafes) and car parking;
8. the erection of internal walls and the erection of signage;
9. associated road works, public domain and landscape works, and service augmentation / connection;
10. support structures on the West Keira site for the erection of two future towers (subject to separate approval);
11. construction of pedestrian tunnel and a pedestrian bridge across Keira Street and the creation of associated stratum lots, linking Wollongong Central with West Keira;
12. ~~realignment of the eastern end of Crown Street through demolition of No. 228 Crown Street and the dedication of that land to Wollongong City Council, and the creation of a new piazza at the corner of Crown Lane, Crown Street, and Keira Street; and~~
13. closure of the southern end of Richardson Street.

c) **In Schedule 2, Part A-Administrative Conditions, Condition A2 is amended as follows:**

A2 Development in Accordance with Documents

The development will be undertaken in accordance with the Environmental Assessment dated July 2007 prepared by BBC Consulting Planners and all Appendices, except where varied by

- the Preferred Project Report submitted on 20 December 2007 and all Appendices,
- the Proponent's Statement of Commitments included in the PPR amendments dated 20 December 2007; and
- the following drawings:

Architectural (or Design) Drawings prepared by Lend Lease Design in association with PTW Architects			
Drawing No.	Revision	Name of Plan	Date
DA-A100C	Q	Overall Floor Plan – Level B1 Basement Car park	06/07/2007
DA-A101C	Q	Overall Floor Plans – Level 1 Retail Lower Ground Floor	06/07/2007
DA-A102C	R	Overall Floor Plans – Level 2 Retail Ground Floor	14/12/2007
DA-A103aC	Q	Overall Floor Plans – Level 3A Crown Central Mezzanine	06/07/2007
DA-A103C	R	Overall Floor Plans – Level 3 Retail Crown Central First Floor	14/12/2007
DA-A104C	R	Overall Floor Plans – Level 4 Retail and Car park Level	14/12/2007
DA-A105C	R	Overall Floor Plans – Level 5 Car park Level	14/12/2007
DA-A106C	R	Overall Floor Plans – Level 6 Car park Level	14/12/2007
DA-A107C	R	Overall Floor Plans – Level 7 Car park and Cinema Levels	14/12/2007
DA-A108C	Q	Overall Floor Plans – Level 8 Plant Level	06/07/2007
DA-A109C	Q	Overall Floor Plans – Level 9 Plant Level	06/07/2007

DA-A201C	R	Overall Elevations – Sheet 1	14/12/2007
DA-A202C	R	Overall Elevations – Sheet 2	14/12/2007
DA-A210C	A	Elevation – Crown St. Mall	11/12/2007
DA-A211C	A	Elevation – Crown Ln. (West Keira)	11/12/2007
DA-A212C	A	Elevation – Keira St. (West Keira)	11/12/2007
DA-A213C	A	Elevation – Keira St. (Crown Central)	11/12/2007
DA-A214C	A	Elevation – Market St. (Crown Central)	11/12/2007
DA-A215C	A	Façade Details – Crown Street	11/12/2007
DA-A216C	A	Elevation – Keira St. Bridge	11/12/2007
DA-A219C	A	Façade Details – Keira St. (West Keira)	12/2007
DA-A301C	Q	Overall Sections – Sheet 1	06/07/2007
DA-A302C	Q	Overall Sections – Sheet 2	06/07/2007
DA-A303C	Q	Overall Sections – Sheet 2	06/07/2007
DA-A304	R	Sections and Details through Tunnel under and Bridge over Keira St	14/12/2007
DA-A305C	R	Sections – Street Awnings	14/12/2007

Demolition Drawings prepared by Lend Lease Design in association with PTW Architects

Drawing No.	Revision	Name of Plan	Date
DA-A401C	Q	Overall Demolition Plans – General Site	06/07/2007
DA-A402C	Q	Overall Demolition Plans – Level 2	06/07/2007
DA-A403C	R	Overall Demolition Plans – Level 3	14/12/2007
DA-A404C	R	Overall Demolition Plans – Level 4	14/12/2007
DA-A405C	Q	Overall Demolition Plans – Level 5 Car park Level	06/07/2007
DA-A406C	Q	Overall Demolition Plans – Level 6	06/07/2007
DA-A407C	Q	Overall Demolition Plans – Level 2	06/07/2007

Landscape Drawings prepared by Lend Lease Design in association with Site Image

Drawing No.	Revision	Name of Plan	Amendment Date
0101	M	Landscape Master plan Sheet 1	18/12/2007
0102	E	Landscape Master plan Sheet 2	18/12/2007

Civil Engineering Drawings prepared by Lend Lease Design in association with Hyder Consulting

Drawing No.	Revision	Name of Plan	Date
DAC200002	08	Erosion & Sediment Control Plan and Details	27/04/2007
DAC200003	13	Pavement Plan	10/07/2007
DAC200004	11	Site works & Stormwater Drainage Plan – Sheet 1	27/04/2007
DAC200005	12	Site works & Stormwater Drainage Plan – Sheet 2	27/04/2007
DAC200006	06	Catchment Plan	27/04/2007
DAC200007	12	Services Coordination Plan - Sheet 1	27/04/2007
DAC200008	12	Services Coordination Plan - Sheet 2	27/04/2007

DAC200009	08	Turns Paths - Sheet 1	27/04/2007
DAC200010	13	Turnings Paths - Sheet 2	13/12/2007
DAC200011	09	Traffic Management Plan – Heavy Vehicles and Bus Diversion Routes during Tunnel Construction	27/04/2007
DAC200012	08	Keira Street Tunnel – Construction Management Plan	27/04/2007
DAC200013	07	Tunnel Sections	27/04/2007
DAC200016	07	Intersection Plans	10/07/2007
DAC200018	02	Signage and Line marking Plan Sheet 2	13/12/2007
DAC200019	01	Turns Paths - Sheet 3	13/10/2007
DAC200714	07	Site works Details	27/04/2007
DAC200715	06	Stormwater Details	27/04/2007

except for:

- (1) otherwise provided by the conditions of this approval.
- (2) Except where amended by the Modification Application submitted by BBC Consulting Planners dated July 2011 and the S75W Modification application submitted by BBC Consulting Planners, dated April 2012 and the following drawings:

Architectural (or Design) Drawings prepared by Rice Daubney			
Drawing No.	Revision	Name of Plan	Date
DA-A100C	T	Overall Floor Plans – Level B1 Basement Carpark	23.3.12
DA-A101C	T	Overall Floor Plans – Level 1 Retail Lower Ground Floor	23.3.12
DA-A102C	V	Overall Floor Plans – Level 2 Retail Ground Floor	2.8.12
DA-A103C	U	Overall Floor Plans – Level 3 Retail Crown Central First Floor	23.3.12
DA-A103aC	U	Overall Floor Plans – Level 3A Crown Central Mezzanine	23.3.12
DA-A104C	U	Overall Floor Plans – Level 4 Retail and Carpark Level	23.3.12
DA-A105C	U	Overall Floor Plans – Level 5 Carpark Level	23.3.12
DA-A106C	U	Overall Floor Plans – Level 6 Carpark Level	23.3.12
DA-A107C	U	Overall Floor Plans – Level 7 Carpark and Cinema Levels	23.3.12
DA-A108C	T	Overall Floor Plans – Level 8 Plant Level	23.3.12
DA-A109C	T	Overall Floor Plans – Level 9 Plant Level	23.3.2
DA-A217C	B	West Keira Market Street Elevation	2.8.12
DA-A210C	B2	Elevation – Crown St. Mall (Crown Central)	14/7/11
DA-A211C	B2	Elevation – Crown Ln. (West Keira)	14/7/11
DA-A212C	B2	Elevation – Keira St. (West Keira)	14/7/11
DA-A213C	B2	Elevation – Keira St. (Crown Central)	14/7/11
DA-A215C	B1	Crown Central: South Façade Detail Elevation/Section	25/7/08

DA-A216C	B2	Elevation – Keira St. Bridge (West Keira)	14/7/11
DA-A219C	B2	East Façade Detail – Elevation / Section (West Keira)	14/7/11
DA-A301C	T	Overall Sections – Sheet 1	23.3/2
DA-A302C	X	Overall Sections – Sheet 2	23.3/2
DA-A304	T	Sections and Details through Tunnel under and Bridge over Keira St	14/7/11
CV1-0012	06	Siteworks and Stormwater drainage plan- sheet 3	6.8.12
CV1-00030	06	Signage and Line Marking Plan Sheet 1	3.8.12
CV1-00032	05	Signage and Line Marking Plan Sheet 3	28/6/12
Demolition Drawings prepared by Lend Lease Design in association with PTW Architects			
Drawing No.	Revision	Name of Plan	Date
DA-A402C	S	Overall Demolition Plans – Level 2	25/07/2008
DA-A403C	S	Overall Demolition Plans – Level 3	25/07/2008
DA-A404C	S	Overall Demolition Plans – Level 4	25/07/2008

except for:

- (1) the realignment of the eastern end of Crown Street through demolition of No. 226-228 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 MP06_0209 MOD 5, submitted by BBC Consulting Planners dated December 2012.

- d) In Schedule 2, Part C–Prior to Commencement of Works, Condition C10 is amended as follows:

C10 Crown Lane Realignment

Detailed design plans of the proposed Crown Lane realignment shall be approved by the relevant authority prior to the commencement of realignment works. The proposed works shall be carried out at no cost to Council or the RTA.

End of Modification to MP06_0209 MOD 5