



# **PROJECT APPROVAL MP06\_0209**

## **WEST KEIRA RETAIL DEVELOPMENT AND ALTERATIONS AND ADDITIONS TO WOLLONGONG CENTRAL SHOPPING CENTRE**

### **SECTION 75W MODIFICATION TO PROJECT APPROVAL**

#### **MOD 7**

**Prepared for**



**by BBC Consulting Planners**

Job No. 11-025A  
S75W MOD7 Report.doc  
February 2014

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### **FIGURES**

Figure 1	Site
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Appendix 1:	Reduced copy of Modification Drawings prepared by Rice Daubney Architects
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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 “West Keira and 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 (MP 06\_0335) and Project Application (MP06\_0209) for the West Keira and Wollongong Central redevelopment.

The approved scheme includes 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, which itself is subject to redevelopment to add retail floorspace and a cinema complex.

On 22 December 2008, Modification Application No. 1 was approved, which modified the determinations and conditions of 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.

On 4 October 2012, Modification No. 4 was approved which modified the Project Approval in relation to customer vehicle access to the basement directly to and from Market Street by relocating the vehicle ramp from the western end of Richardson Street to a new tunnel ramp at No. 71 Market Street.

On 24 April 2013, Modification No. 5 was approved which modified the Project Approval in relation to the design of the Crown Lane/Crown Street intersection.

On 8 October 2013, Modification No. 6 was approved which modified the Project Approval in relation to hours of construction.

This Modification No. 7 seeks to alter the design of the façade to Market Street. This 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 basement car park, three levels of retail space and above-ground car parking and interconnections with Wollongong Central via a tunnel and bridge across Keira Street, with alterations and additions to Wollongong Central itself.

## 2. MODIFICATION TO PROJECT APPROVAL

### 2.1 Description of Modification to Façade Design

This modification seeks to modify the design of the Market Street façade approved under Modification No. 4. GPT have given further consideration to the design of the façade which has led to an amended design resolution.

The height of the façade is to be reduced from 16.6m above street level to approximately 10.6m above street level with a singular higher element adjoining the higher building to the east to approximately 16 metres. This makes the façade height more compatible with the different heights of the adjoining buildings and more in keeping with the existing character of the streetscape. The proposed predominant height is consistent with the neighbouring Tarrants Building.

The material to be used will similar to the glass reinforced concrete used on the Keira Street and Crown Lane facades or fibre cement of similar colour treatment). It is noted that the approved façade is described in the architectural statement accompanying the Mod 4 application (which introduced the Market Street entry façade) as white patterned and perforated pre cast walls (or similar) taking strong cues from the approved facades.

The façade is now more modest in scale and more compatible with adjoining buildings.

It is considered that the façade remains generally the same as the approved in that:

- The material palette remains similar to the other facades and is consistent with the description referred to in the approval;
- It remains offset by the articulated steel entry portal at street level;
- It continues to screen the upper level storage area;
- It will be designed in detail to reference the approved shopping centre street frontage facades;
- It remains of modern design;
- It reflects the current alignment of the adjoining buildings at No's 67 - 69 Market Street and No. 73 Market Street;
- It will continue to be readily identifiable as the access to the West Keira redevelopment and apparent to motorists and pedestrians;
- The dimensions of the vehicular entry tunnel remain unchanged.

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

The proposed façade treatment is shown on Drawings DA-MOD7-01 and 02 prepared by Rice Daubney. Photomontages of the proposed access structure are contained in Drawings DA-MOD7-03. The Section 75W Modification Drawings are contained in **Appendix 1**.

## 2.2 Schedule of Modifications to Project Approval Conditions

It is suggested that the modification can be given effect by the following amendment to the conditions of the Project Approval to capture the modification drawings and documentation lodged with this Modification Application.

The following table provides a schedule of the requested amendments.

At the end of Condition **A2 - Development in Accordance with Documents**, Add the following:

*(2) the façade to the Market Street frontage of the building which is to be constructed as shown on Drawings DA-MOD7-01 Issue A, DA-MOD7-02 Issue A, DA-MOD7-03 Issue A prepared by Rice Daubney dated 12.02.2014 and as described in modification application MP06\_0209 MOD 7, submitted by BBC Consulting Planners dated February 2014.*



### **3. ENVIRONMENTAL ASSESSMENT**

The proposed modification results in a smaller façade to Market Street resulting in a façade of more modest proportions more compatible to the existing buildings adjoining the site and the character of the streetscape. The modification has not significant adverse impact and does not change the nature of operation of, or access to, the development.

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

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

The proposed amendments maintain 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. The modification does not relate to any heritage items and is not within a heritage conservation area.

### **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 2009.

Due to the proposed modification relating to such a specialised form of development, there are very few planning controls that apply.

## **5. CONCLUSION**

Modification No. 7 seeks approval to a change in the design of the Market Street façade to provide a façade of similar design characteristics with a reduced size and scale.

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 consistent with the Concept Plan with the associated Concept Plan modification lodged concurrently.

The proposed modification is worthy of support.

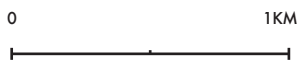


## **FIGURES**

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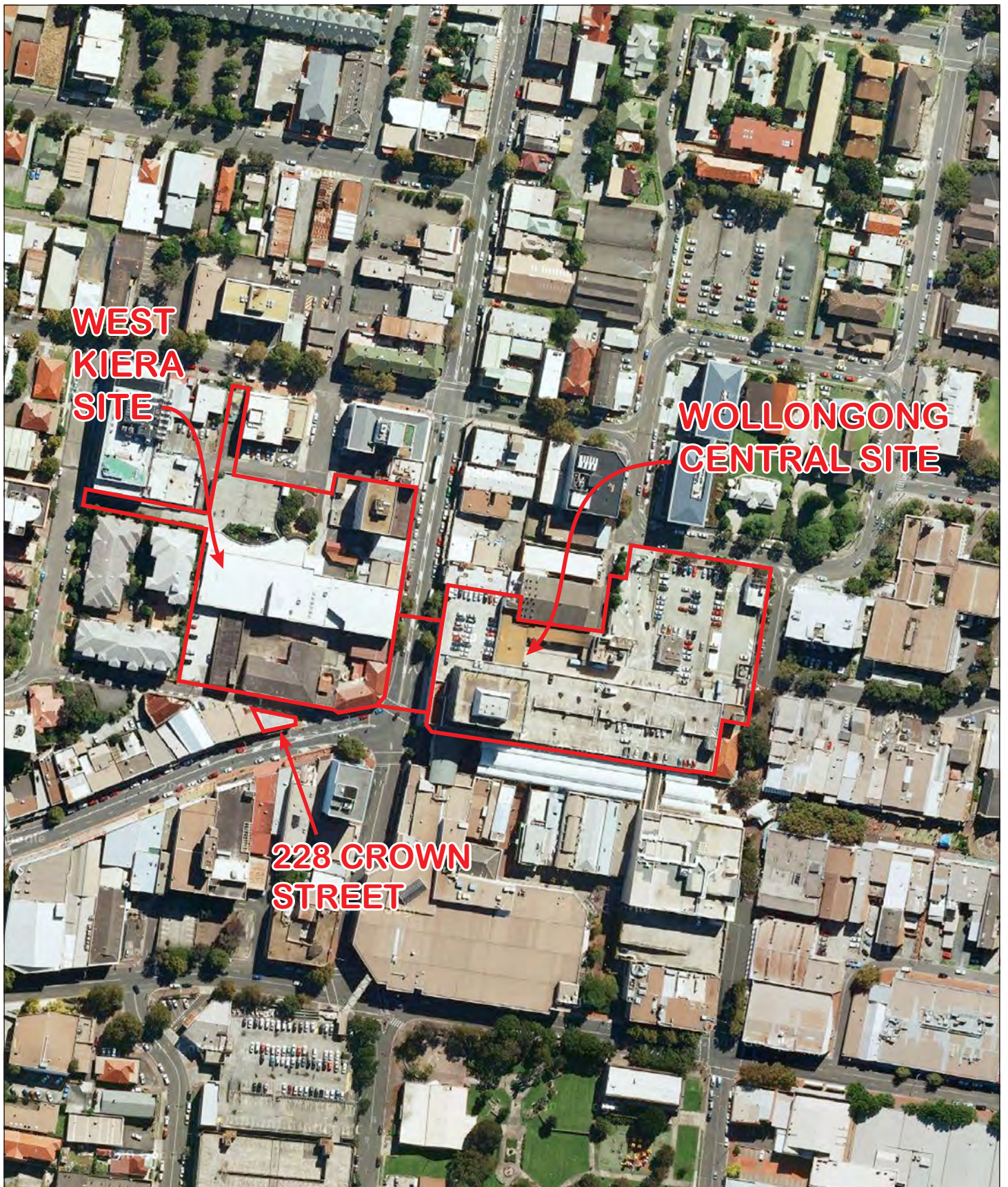
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## SECTION 75W MODIFICATION WOLLONGONG CENTRAL AND WEST KIERA

**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**

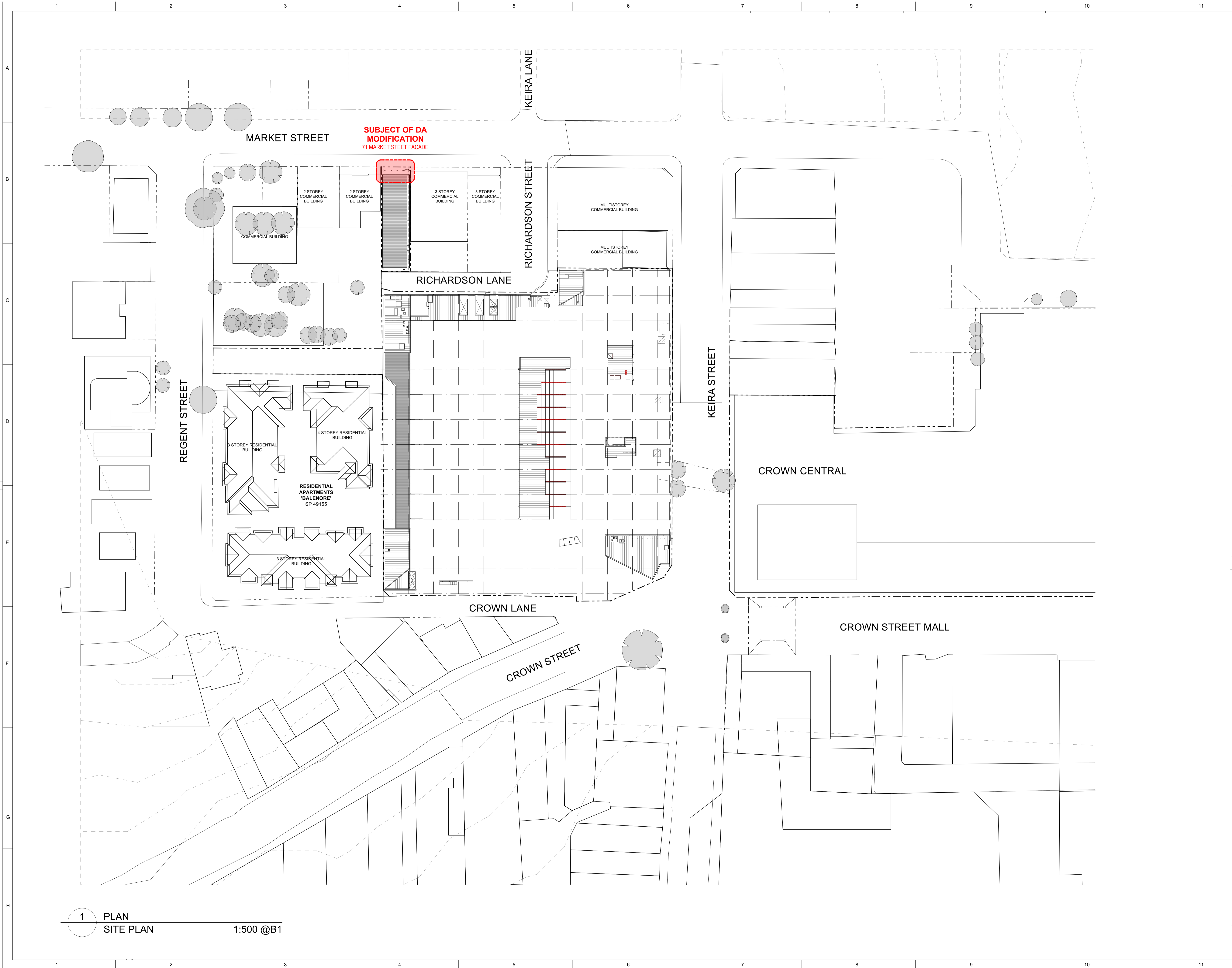
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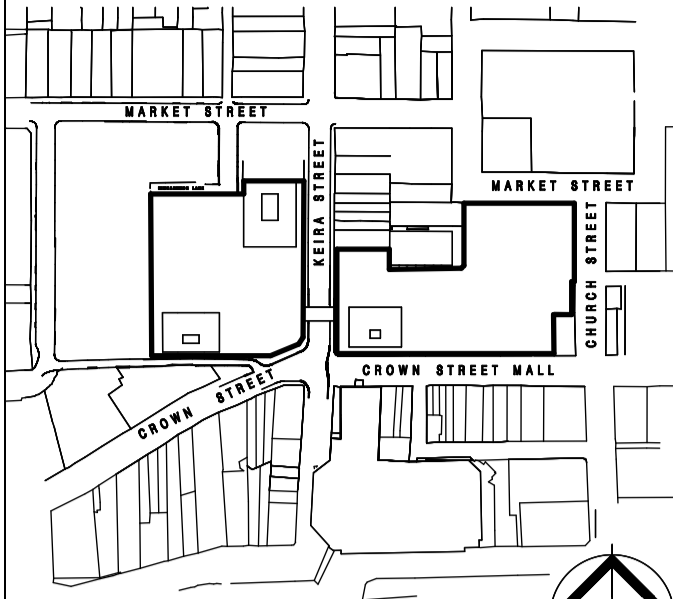
## **APPENDIX 1**

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**Reduced Copy of Section 75W Modification Drawings, prepared  
Rice Daubney Architects**



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Rev	Issued For	Section Description	Date
A	ISSUED FOR SECTION 75W MODIFICATION (7)		12.02.2014

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#### OVERALL CONTEXT PLAN

SCALE: AS MARKED

DRAWN	CHECKED
JR	GS

PROJECT NUMBER: 11002

DRAWING NUMBER: DA-MOD7-01

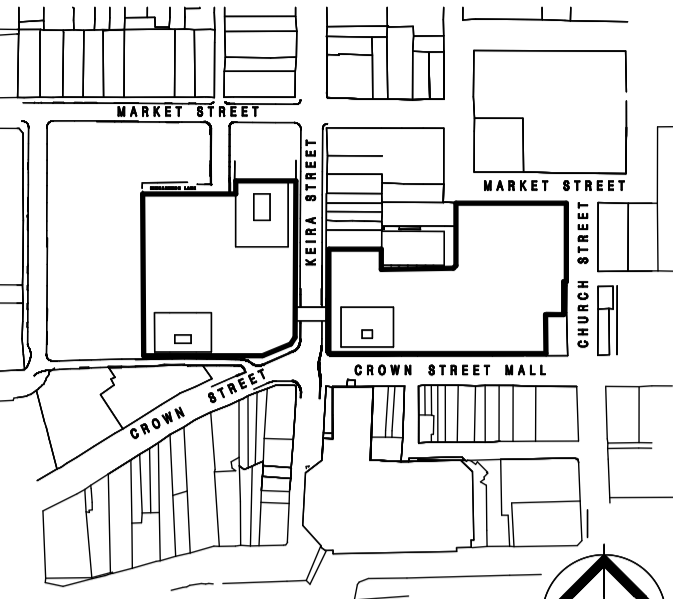
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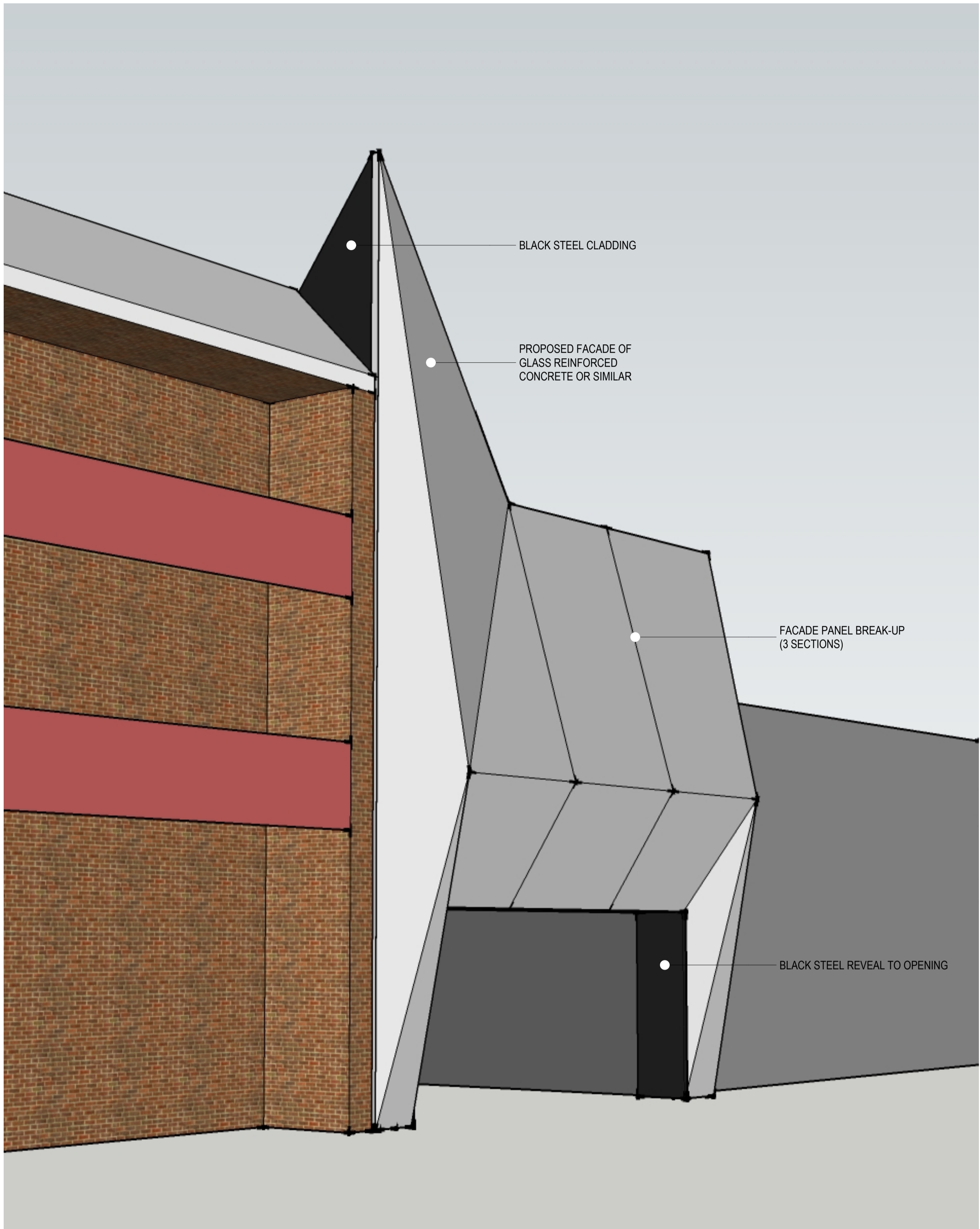
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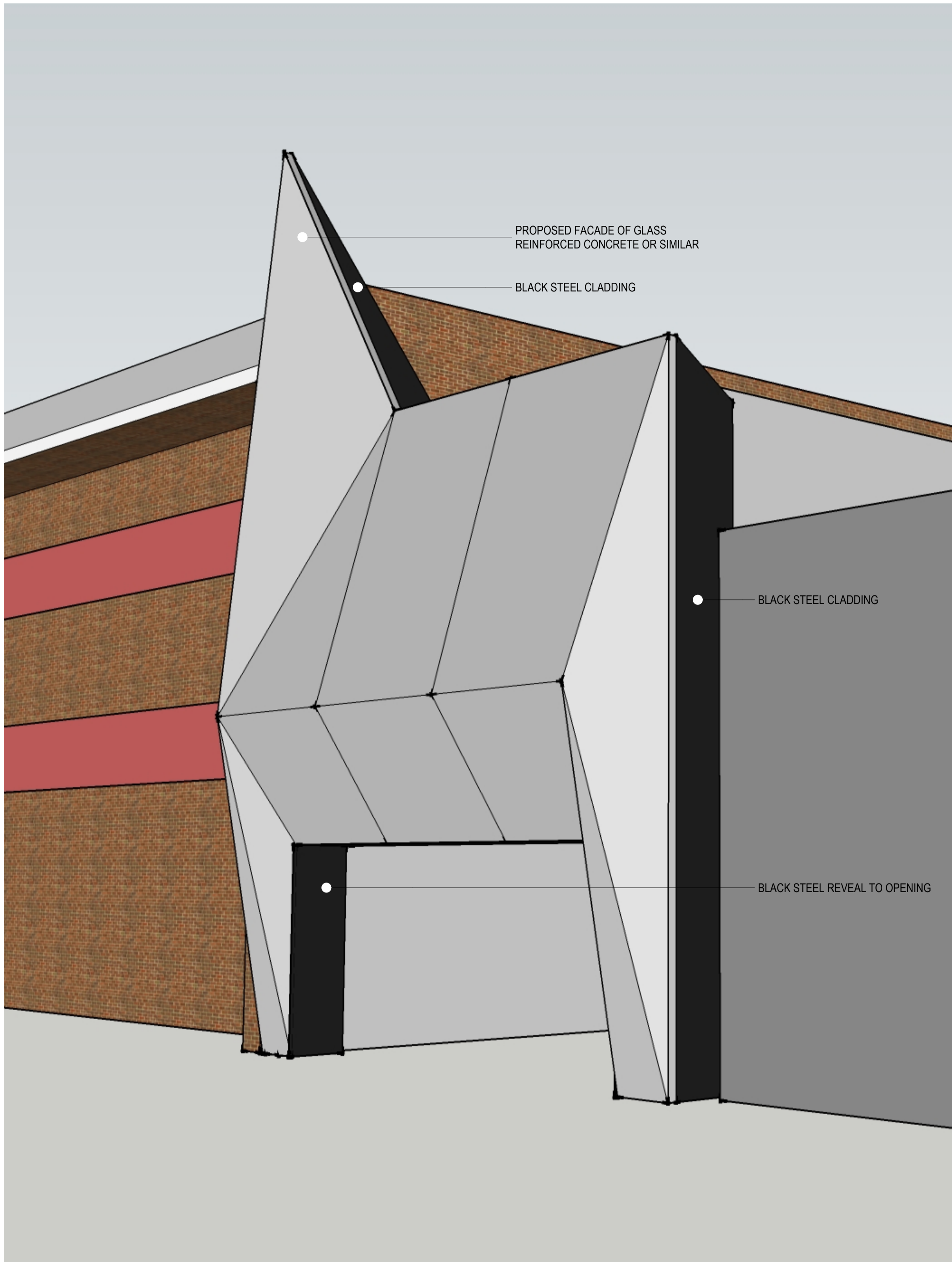
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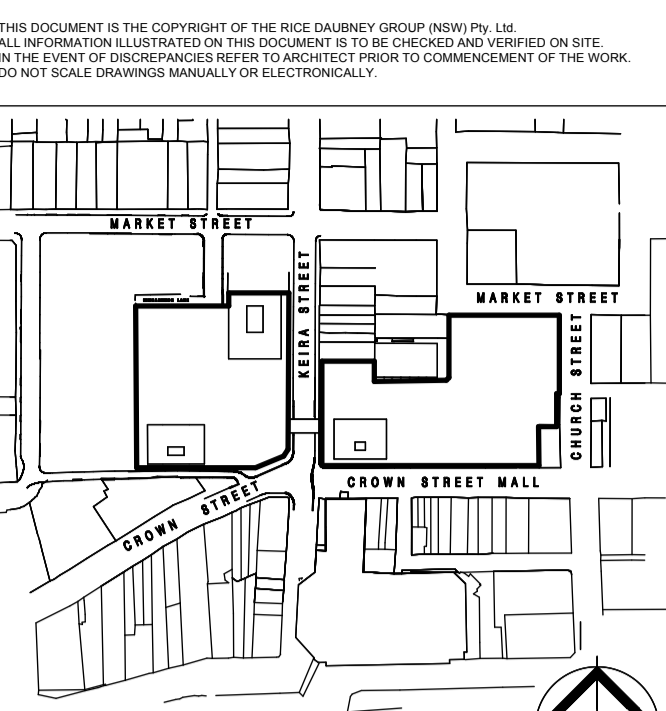
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11002	DA-MOD7-02	A



1 PERSPECTIVE FROM NORTH EAST



2 PERSPECTIVE FROM NORTH WEST



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DRAWING TITLE  
**PERSPECTIVES**

SCALE: AS MARKED

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