



MMJ Town Planning & Advisory



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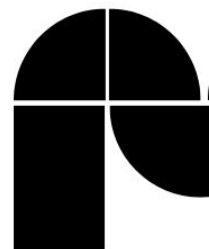


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Thursday, May 30, 2024

General Manager
C/- Anne Starr
Wollongong City Council
Locked Bag 8821
WOLLONGONG DC NSW 2500

RE: Responses to Issues Raised - DA-2023/284 - PAN-294135
Towradgi Park Village 17a Murranar Road Towradgi - Lot 1 DP 704687 & Lot 300 DP 571212, 17 Murranar Road Towradgi - Lot 177 DP 13182/SP 11647 3 Edgar Street Towradgi - Lot 39 DP 27386, 1 Edgar Street Towradgi - Lot 100 DP 776493/SP 19209 Vacant land Murranar Road - Lot 505 DP 833242

Dear Anne,

I refer to your email dated Friday 17th May 2024 requesting updated documents to allow Council time to complete the assessment of the development application relating to the subject land. I'm pleased to provide the amended documents detailed below ahead of the final assessment of the proposed development for the determination of this application by the Southern Regional Planning Panel currently scheduled for 24th June 2024. Amendments to the plans are clouded for ease of reference and a summary of the amended documents is included below:

Additional Information Submitted:

- Combined Architectural Set including the following changes to the architectural plans:
 - Realignment of driveway entry from Murranar Road to provide less acute angle.
 - Adjustment of road paving in front of clubhouse and apartment to highlight pedestrian priority access.
 - Updated floor plan and elevation documentation covering the southern apartment block, Edgar Street apartment block and the series of villas between the clubhouse and Murranar Road.
 - Adjustment of northeast villa to provide orthogonal alignment with Murranar Road.
 - Amendments to Murranar Road northern façade to improve amenity and design adjustments in accordance with feedback from Council.
 - Gross Floor Area totals for commercial and residential included in the development summary of plan A0001 Rev D.
- Alternative design option for villa-style apartments. Proposed option to the 2 level concourse arrangement by providing apartment/pavilion style buildings over a shared basement car park (see further comments below).



- Statement by WMA regarding Flood Storage and Basement requirements
- Statement from Watertech outlining the Flood Emergency Response Plan (FERP) and the recommended strategy.
- Revised Statement of Environmental Effects (SEE) Report (Rev C)
- Revised Clause 4.6 Variation Statement (Appendix B in SEE Rev C)

The stormwater and landscape concept plans can be updated if required by Council and we have no objections to this being conditioned in any development consent. Detailed stormwater and landscape plans can be provided before the issue of a Construction Certificate or through deferred commencement conditions.

We note that Stormwater/Flooding and Architectural internal referrals have not yet been completed and may be outstanding matters for Council's final assessment for the SRPP determination.

Villa-Style Apartments

Council have previously advised that the 2 level concourse arrangement for villa style apartments is not supported and that the area may be better suited for providing 2 or 3 apartment/pavilion style buildings over a shared basement car park. In our response dated 25th January 2024, we advised that a basement carpark would reduce the existing flood storage volumes to a level below what would be required in a PMF event. The submitted plans maintain the villa style apartments although amenity has been increased by removing 2 dwellings and improving light and amenity to the ground floor dwellings.

Notwithstanding the above, an alternative design has been provided with this letter for 2 apartment buildings with a shared basement carpark to replace the villa style apartments. The existing flood storage calculations provided to Council, have conservatively not included that at a 1% AEP flood event plus 200mm (freeboard) the two basements do flood, as envisaged by Council's DCP (E13, Section 6.5.3). The referenced alternate design with a new basement does not result in the flood storage for the site being less than that which exists on site with a 50% reduction factor applied to all planned basement storage volumes. A statement supporting this design from a qualified water engineer is attached. Council may condition the design of these apartments on the basis of this design alternative.

We trust this advice is suitable for your consideration and finalisation of your assessment. Should you require any additional information and/or discussion, please feel free to contact the undersigned at your convenience.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Lauren'.

LAUREN TURNER BUrbRegPlan MPIA
MANAGER, TOWN PLANNING & ADVISORY