



04/06/2026

*Letter of Support | Proposed Residential Car Parking Provision for 221-291 Crown Street,
216-238 Keira Street and 86-90 Burelli Street, Wollongong*

To Whom it May Concern,

I write in support of the proposed residential car parking provision for the SSDA relating to the mixed-use development at 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong.

I understand the proposal includes 540 apartments, comprising approximately 408 market apartments and 132 affordable apartments, together with commercial, hotel and retail components. The proposal also includes 675 car parking spaces, including 525 residential spaces (55 accessible spaces), 78 residential visitor spaces, 52 commercial and retail spaces, 10 hotel staff spaces and 10 share spaces.

From a marketability and sales perspective, we consider the proposed residential parking allocation to be appropriate and important to the quality the project. While the site benefits from a central Wollongong location and proximity to public transport, the local apartment market still places significant value on secure onsite parking. This is particularly relevant for purchasers who work outside the Wollongong CBD, downsizers, couples, families, investors and owner occupiers who require a vehicle for employment, school, and general day-to-day use.

In our experience, apartments without car spaces are materially more difficult to sell in the Wollongong market, particularly where the apartments are not positioned as very small, entry-level or student-style accommodation. The absence or reduction of car parking will narrow the buyer pool, increase days on market and create downward pressure on pricing. This is especially



relevant in a project of this scale, where purchaser depth and buyer confidence are critical to achieving sales absorption.

A reduction in parking may also create a pricing distinction between apartments with and without parking, which can impact buyer perception, valuation outcomes and lender confidence. For many purchasers, a secure car space is not considered an extra, but a standard expectation for apartment living in Wollongong.

We also consider that visitor parking is important. A development of this size will generate ongoing visitor demand from residents' guests, service providers, carers, delivery drivers and trades. If onsite visitor parking is materially reduced, this may increase pressure on surrounding streets and adjoining public parking areas.

The affordable housing component should not be treated as removing the need for practical parking provision. Affordable housing residents still rely on private vehicles due to work locations, shift work, family commitments and limited public transport coverage outside core routes and operating hours.

For these reasons, we support the proposed residential car parking provision and consider it to be a reasonable and market-responsive outcome for the development. In our view, maintaining adequate onsite parking will assist the saleability of the apartments, support buyer confidence and reduce the likelihood of parking demand being displaced into the surrounding street network.

There is a broader community perception issue associated with a development of this scale being delivered with insufficient onsite parking. While reduced parking may be supported from a planning perspective where public transport is available, the local community is likely to perceive a major residential development without adequate parking as creating overflow impacts on surrounding streets, nearby businesses and existing residents. This perception can generate concern and may also affect market confidence, as purchasers are conscious of the practical day-to-day challenges and potential community resistance associated with developments that do



not adequately cater for resident and visitor parking demand.

Yours sincerely,

A handwritten signature in black ink, appearing to read "K Sequeira", written over a light blue circular stamp.

Kristy Sequeira
Manager Residential
Colliers Wollongong