

Consultant Advice

To: Claudine Malanum, Level 33 Development Manager		Date: 23/02/2026		
Company: Wollongong Development No.8 Pty Ltd		Consultant Advice No: 001		
Email: claudine@level33.com.au		File/Ref No: Crown Square-Consultant Advice- Rev A		
Subject: Crown Square Consultant Advice regarding items flagged by Wollongong City Council.		Project Address: Crown Square, Wollongong, NSW 2500		
Issued by: Jed Hugill				
Distribution:				
To:	Cc:	Company:	Person:	Email:
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Dear Claudine,

Please find below our consultant advice for the Crown Square, Wollongong development, prepared in response to the matters identified within the Submission Analysis Table issued by Wollongong City Council for consideration by Lote Consulting Pty Ltd.

1.0 Quality Information

Revision	Revision Date	Details	Document Details		
			Prepared	Reviewed	Authorised
A	23/02/2026	CA provided in response to the raised items by Wollongong City Council	JH	MM	Dr S M Magrabi Director – Security & Cybersecurity NSW Security License: 409836153

2.0 Wollongong City Council's Flagged Items for Lote Consulting Review

Table 2-1 records the matters identified by Wollongong City Council, in correspondence with the NSW Department of Planning, Housing and Infrastructure and the associated Submission Analysis Table documentation. These matters relate to design excellence and specific safety and security aspects of the proposed Crown Square development in Wollongong, NSW and are outlined below.

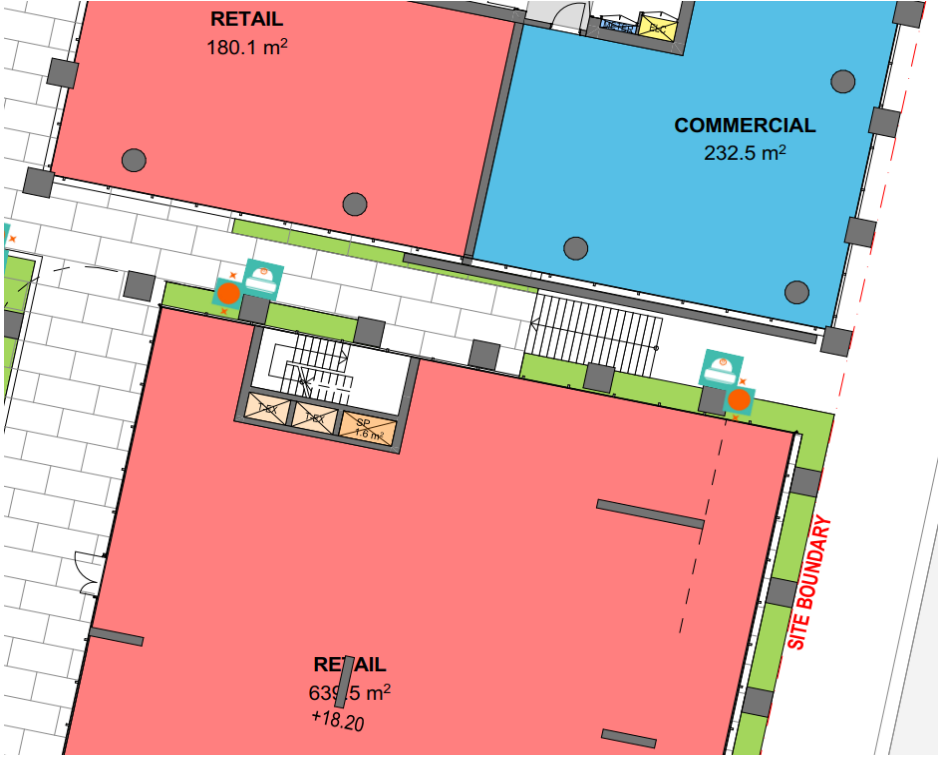
Table 2-1- Flagged Items for Lote Consulting Consideration

Number	Item	Summary of Matters Raised
1)	Design Excellence	The northern link between the commercial building and hotel from the plaza to Keira Street is considered unnecessary and to result in CPTED concerns.
2)	Design Excellence	The columns and recessed areas are a CPTED issue, appear to compromise accessibility for those with a vision impairment, and appear to have no real purpose.
3)	Design Excellence	The corridor entry configuration at the Atchison Street frontage is not supported due to CPTED concerns. It leads to commercial space that would likely be closed in the evening or difficult to tenant. This corridor space would be better occupied by a more generous residential lobby area similar to that approved under DA-2021/957 with a controlled entry point at Atchison Street.
4)	Safety and Security	Safety and security throughout the site should be achieved through the building design and land uses (e.g. active frontages, passive surveillance, controlled access between public and private domain, removal of alcoves and concealment opportunities), rather than relying on reactive controls such as CCTV. The proposal creates a number of areas of concern as detailed elsewhere in this letter. Lighting: - Internal areas that are accessible to the public should be appropriately lit. Sight lines/ Passive Surveillance: - Any links through the site should be activated and provide suitable sight lines. Emergency access. - This should be accommodated for any publicly accessible internal open space areas.

3.0 Consultant Advice

Table 3-1 records the preliminary responses from Lote Consulting Pty Ltd to the comments flagged by Wollongong City Council through its correspondence. Each numbered response directly addresses the corresponding numbered matter identified in the table above.

Table 3-1- Consultant Advice

Number Item	Security Consultant Response
1)	The proposed 2.5-metre-wide laneway has been reviewed in the context of CPTED principles. From a positive perspective, the laneway supports site connectivity and functional movement. However, its width and enclosure may also reduce opportunities for natural passive surveillance and introduce areas where visibility is constrained, increasing the potential for blind spots, particularly due to the presence of external concrete columns against the building facade. In response, the design approach incorporates additional video surveillance and security lighting to improve monitoring and visibility. While these measures assist in addressing the identified limitations, the underlying spatial characteristics of the laneway remain a key consideration when assessing overall CPTED performance.  Figure 3-1- Image taken from 390844- Wollongong Developments No.8 CPTED report Rev H- pp. 60

2)

The areas formed by the building overhangs, including recessed roof and column zones, have been reviewed to understand both their functional benefits and their CPTED implications. From a positive perspective, these overhangs provide effective weather protection for pedestrians, support sheltered movement along key pathways, allow for the deployment of video surveillance and security lighting, and enable ground level retail tenancies to extend outdoor seating while remaining protected from the elements. At the same time, recessed and covered spaces can reduce natural visibility and informal surveillance, particularly where columns or roof projections create visual occlusions. In response to the matters raised by Council, as illustrated in Figure 3-2, the architectural mark-up has been amended to incorporate further enhanced video surveillance, security lighting, and wayfinding measures to clarify circulation and improve oversight. Given the open and transitional nature of these areas, where video surveillance and security lighting are not installed beneath the overhangs, pole mounted solutions are recommended. These systems should be capable of operating effectively in all weather conditions to maintain consistent coverage and visibility.

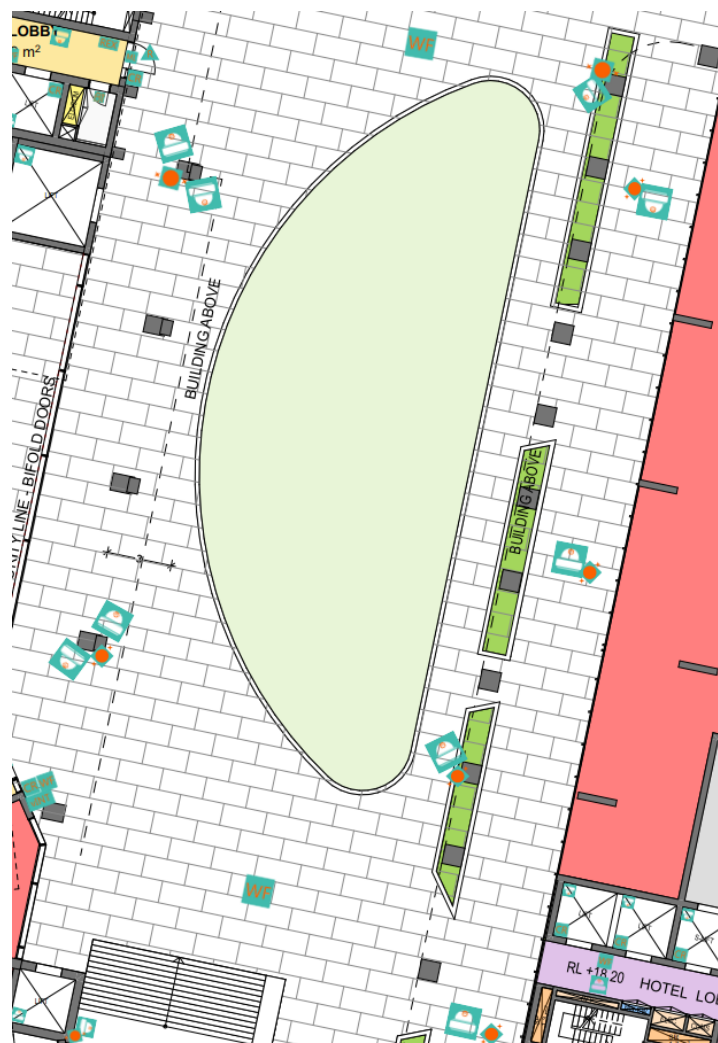


Figure 3-2- Amended Architectural mark-up design based on comments made by Council

3)

The corridor entry configuration at the Atchison Street frontage has been reviewed in response to the CPTED concerns raised. The current arrangement provides a transitional space between the street interface and internal areas; however, such corridors can experience reduced activation outside of business hours where adjoining commercial tenancies are closed or underutilised. This condition may limit passive surveillance and reduce informal oversight during evening periods.

The alternative approach suggested, involving an extension of the residential lobby to occupy this frontage, presents several CPTED advantages. A larger residential lobby with a controlled entry point would support stronger access control, improve territorial definition, and reduce the potential for spaces that could be misused for unintended activities. From a crime prevention perspective, this approach strengthens first and second generation CPTED outcomes by consolidating entry points and clarifying public and private domains.

Should the design be amended in this manner, no adverse security implications are identified. The proposal would instead enhance control, visibility and defensible space, provided appropriate access control, lighting and surveillance measures are integrated into the lobby design.

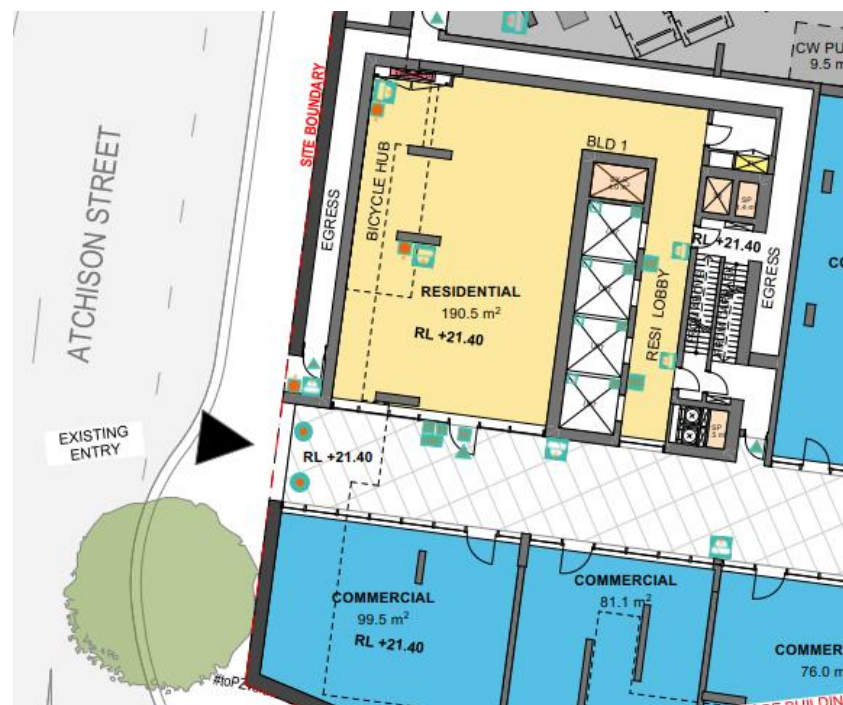


Figure 3-3- Image taken from 390844- Wollongong Developments No.8 CPTED report Rev H- pp 61

4)	Within Section 8.0 of the CPTED report (390844 Wollongong Developments No.8 CPTED Report Rev H), consistent emphasis is placed on passive surveillance, controlled access, and the clear separation of public and private domains across the site. This CPTED analysis is intended to be read both prior to and in conjunction with the accompanying architectural mark-up, enabling first and second generation CPTED principles to be understood and considered alongside the proposed design outcomes. These principles are applied in assessing the proposed design based on the architectural information available at the time of review. Where aspects of the design are identified as presenting potential security considerations, they are examined through a CPTED lens to understand both the inherent risks and the opportunities for mitigation within the current design framework. Lighting provision and sightline based passive surveillance are addressed throughout the report, with targeted recommendations documented where spatial conditions may influence visibility or informal oversight. Particular attention is given to areas that, by their layout or use, may experience reduced activation or clarity of purpose. In these instances, the report focuses on strengthening environmental and operational controls to reduce opportunities for misuse while working within the intent of the proposed design.
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