

APPENDICES

TO ACCOMPANY URBAN DESIGN REPORT PREPARED BY
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REVISION	COMMENT	DATE	WRITTEN BY / REVIEWED BY
A	Draft for Review	09.04.2025	AK / DF
B	Issue for DA	11.04.2025	AK / DF
C	RtS Issue	03.06.2026	OS/DF

AP.1

SDRP COMMENTS

SDRP COMMENTS

SDRP 2 (DECEMBER 2025) COMMENTS	SSDA SUBMISSION RESPONSE
1.0 CONNECTING WITH COUNTRY	
1. Ensure that healthy Country is supported by improving opportunities for deep soil and, where landscaping is on structure, providing generous soil volumes that can support mature endemic landscaping and canopies.	We acknowledge the Dharawal people and support a healthy Country by providing deep soil and adequate space for native vegetation. Where ever there is landscaping over structure, we ensure sufficient soil volume to sustain mature trees and plantings. This approach respects cultural values and strengthens ecological connections.
2.0 SITE STRATERGY & LANDSCAPE	
2. Map the through-site links in relation to the wider context, including pedestrian desire lines and the city centre laneway network	We have taken inspiration from the laneway networks adjacent to our site. Two strong site links have been provided connecting Crown Street to Burelli Street. These laneways are supported by retail which activates the space.
3. Ensure the character of the ground level is shaped by the scale and design of the through-site links and that the grain of retail frontages and the variety of tenancies respond to the surrounding context. a) Review the width of the retail shopfronts to provide a greater variety and sense of activation. b) Demonstrate the spatial quality and scale of each link and how it is informed by its intended function.	The ground level design responds to the surrounding context by ensuring that through-site links are appropriately scaled and integrated into the site's overall layout. These links are designed not only for movement but also for a strong sense of place, offering spatial variety and moments of pause. a) We have reviewed the width and configuration of retail tenancies to allow for a finer grain of shopfronts. This increases variety, supports a mix of uses, and enhances street-level activation, encouraging greater pedestrian engagement throughout the day. b) Each through-site link has been designed in response to its function—whether as a primary pedestrian route, a transitional space, or a place of gathering. Their scale, materials, and landscaping reflect their intended use, ensuring they are legible, welcoming, and contribute positively to the public realm.
4. Soften the steep level transitions to ensure that they: a) canbe used comfortably by all users, including the elderly and less able b) do not hamper activation c) fulfil their functional requirements as though-site links d) are not just transitional areas and contribute to a sense of place e) aid with wayfinding and promote a perception of safety, ensuring that the gradient of the stairs allow for visual continuity of the entire through-site link and vistas beyond.	Level changes across the site have been carefully designed to ensure comfort, accessibility, and activation. a) Transitions are gentle and supported by ramps and landings to accommodate all users, including the elderly and those with mobility needs b) Graded paths maintain active frontages and support retail, seating, and gathering spaces. c) All transitions form part of continuous, usable through-site links without interruption to movement. d) These areas are more than just pathways—they include landscaping, seating, and lighting to create welcoming public spaces. e) Clear sightlines, consistent gradients, and open views support intuitive navigation and enhance the sense of safety.
5. Provide a wayfinding strategy that considers the approach from all directions and demonstrate that: a) the spatial arrangement can be visually understood without overreliance on signage b) entrances are well defined and there is a clear definition of public and private areas.	The design supports intuitive wayfinding from all directions through clear spatial planning and visual cues. a) The arrangement of paths, open spaces, and building forms ensures users can easily understand and navigate the site without relying heavily on signage. Changes in material, lighting, and landscape guide movement naturally. b) Entrances are clearly marked through architectural elements, lighting, and sightlines. Public and private areas are distinctly separated through design features such as thresholds, level changes, and access controls.
6. Provide exterior spaces that are protected from the elements (eg. awnings/canopies/tree canopy) so that the comfort of users is catered for in all weather conditions.	Outdoor areas are designed to ensure year-round comfort for users. Awnings, canopies, and tree cover are strategically placed to provide shade in summer and shelter from rain and wind. These elements enhance usability, encourage lingering, and support active street life in all weather conditions.
7. Further test the driveway crossings on Burelli Street to ensure that they feel comfortable and safe for pedestrians, either combining, consolidating or improving their relationship with each other and the residential entrances. The 3m setback to Crown St has the risk of feeling oversized and inactive when viewed alongside the retained commercial frontage at the corner of Crown and Burelli Street.	Driveway crossings along Burelli Street have been reviewed to improve pedestrian safety and comfort. Options such as consolidating or combining access points has been proposed to minimise interruptions to foot traffic and enhance the relationship with residential entries. To address the 3m setback to Crown Street, additional design measures—such as landscaping and active frontages has been introduced to reduce the sense of emptiness and maintain a lively street edge in harmony with the retained commercial at the corner.
8. Develop a landscape approach that feels deliberate and makes sense of the setback. The corner of Crown St and Kiera St has great potential to be a strong public gesture and act as the gateway to the proposal. As this develops consider the scale and quality of the buildings opposite and how the intersection and plazas will be read together.	The landscape design proposed has purpose and responds thoughtfully to the building setbacks, creating usable and welcoming public spaces. The corner of Crown Street and Kiera Street has been developed as a key gateway, using high-quality materials, planting, and efficient wayfinding to create a strong public gesture. This space will reflect the scale and character of surrounding buildings and help visually connect the intersection and adjacent plazas, ensuring the entire precinct is read as a cohesive and vibrant urban environment.

SDRP COMMENTS

SDRP 2 (DECEMBER 2025) COMMENTS	SSDA SUBMISSION RESPONSE
9. Increase the setback to Crown St by: a) reducing the footprint of the hotel building, while maintaining solar access to MacCabe park b) combining the built form of the commercial and hotel buildings, testing whether the east-west lane between them would be appropriate as an arcade.	The setback to Crown Street is being increased to improve the public realm and enhance the interface with the street. a) The hotel building footprint has been refined to allow for a greater setback, while carefully maintaining solar access to MacCabe Park. b) Commercial and hotel buildings were not combined however a covered laneway was provided. The laneway intends to be an active pedestrian link while contributing positively to the site’s permeability and character.
10. Provide greater opportunity for deep soil and large canopy trees in a location that meaningfully contributes to the amenity of the public domain.	7 % Deep soil has been achieved through providing green areas on the edges of Crown & Burelli Street.
3.0 BUILT FORM	
11. Improve the building separation between the residential towers to provide greater amenity and sense of privacy	The design has been developed in accordance with the building separation requirements of the Apartment Design Guide (ADG). Where necessary, privacy walls and screening elements have been incorporated to ensure visual privacy and maintain residential amenity.
12. Further develop the architectural expression and materiality so that it responds to context.	The material palette and architectural elements have been thoughtfully curated to reflect the unique character of Wollongong. The design draws inspiration from the region’s forested landscape and industrial heritage, expressed through vertical forms and a composition of earthy tones and textured finishes.
4.0 SUSTAINABILITY	
13. Explore opportunities for precinct scale sustainability initiatives, eg. energy exchange between buildings and uses.	The design incorporates passive strategies such as shading devices and natural ventilation to enhance thermal comfort and reduce reliance on mechanical systems. Energy-efficient lighting is implemented throughout the site to minimise consumption, while rooftop solar PV systems are maximised to offset operational emissions. Additionally, smart building technologies and high-efficiency appliances are integrated to further reduce energy use and support long-term sustainability.
14. Provide a robust waste management strategy that encourages the reduction and reuse of household and business waste.	Please kindly refer to the waste report.

AP.2

EPI DESIGN EXCELLENCE PROVISIONS & BETTER PLACED PRINCIPLES

EPI DESIGN EXCELLENCE PROVISIONS

WOLLONGONG LOCAL ENVIRONMENTAL PLAN (LEP) CLAUSE 7.18

The subject site is located within the Wollongong City Centre (as identified on the LEP Wollongong City Centre Map - CCN_025) and therefore Clause 7.18 ‘Design Excellence in Wollongong city centre and at key sites’ is applicable. As the proposed development has been classified as, and been following the State Significant Development approval process, the proposal has been reviewed by the State Design Review Panel (SDRP), thus also meeting the requirements of Clause 7.18.5. Refer to Appendix B for a summary of the SDRP Reviews, which in terms verifies that the proposal demonstrates design excellence. The below table provides a summary of how the proposal meets the matters outlined in the LEP that require consideration in relation to achieving design excellence.

CLAUSE 7.18.4 MATTERS TO BE CONSIDERED FOR THE EXHIBITION OF DESIGN EXCELLENCE	PROVIDED RESPONSE AND DOCUMENTATION
4 (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	The proposal has undergone a rigorous design process, including 2 separate reviews by the State Design Review Panel where the architectural design and selected palette were favourably supported. The overall design proposal carefully considers the surrounding streetscapes, where the public spaces and buildings aim to sensitively respond to the local context. The proposed retail and residential spaces utilize distinct architectural treatments, reflecting the unique requirements and settings of each. The material and colour palette have been carefully considered, and draw from local Country. Refer to Section 06 - Architecture and Materiality of the Architectural Design Report.
4 (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain	The proposal incorporates a significant improvement to the public domain, including the provision of a new publicly accessible space and upgrade of bounding streets. Refer to Section 05 - Ground Plane & Landscape of the Architectural Design Report, as well as accompanying Landscape Design Report by Land and Form, Civil/Flood/Stormwater Report and Documentation by SGC and development contribution plan outlined in the EIS prepared by Ethos Urban.
4 (c) whether the proposed development detrimentally impacts on view corridors	The proposed development has been carefully designed to minimise its impact on significant view corridors, ensuring sensitive integration within the urban context. While some visual effects are anticipated, they remain within the limits of the permissible building envelope and have been considered reasonable in the context of the overall planning framework. For a comprehensive analysis, please refer to the “Crown Street Visual Impact Assessment” prepared by Urbanie.
4 (d) whether the proposed development detrimentally overshadows an area distinctively coloured and numbered on the ‘Sun Plan Protection Map’	While the site is not directly impacted by the LEP controls for the park, the design ensures compliance with relevant regulations, with the proposed development carefully designed to avoid overshadowing MacCabe Park at 2:00 PM.

CLAUSE 7.18.4 MATTERS TO BE CONSIDERED FOR THE EXHIBITION OF DESIGN EXCELLENCE	PROVIDED RESPONSE AND DOCUMENTATION
4 (e) how the proposed development addresses the following matters: (i) the suitability of the land for development (ii) existing and proposed uses and use mix (iii) heritage issues and streetscape constraints (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form (v) bulk, massing and modulation of buildings (vi) street frontage heights (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity (ix) pedestrian, cycle, vehicular and service access, circulation and requiriements (x) impact on, and any proposed improvements to, the public domain	(i) The site is well located on the periphery of the Wollongong CBD. It is located at the intersection of the main roads of Crown Street and Keira Street, with existing vehicular access from Burelli Street. It is within close proximity to public transport options. The site's location and accessibility contributes to its development potential as high density residential/ mixed use. (ii) The proposal is compliant with LEP land use zoning. The proposed retail uses are permissible under the LEP. Refer to Planner - Statement of Environmental Impact. (iii) Refer to Statement of Heritage Impact by Weir Phillips Heritage. (iv) Generally compliant with ADG objectives. Refer to Building Separation Diagram DA4037, and AP. 5 Apartment Design Guide (ADG). (v) The bulk, scale and modulations of the buildings has developed out of a rigorous design process testing a significant number of options as well as refinements incorporating advice from the SDRP process. Refer to Section 04 - Built Form and Urban Design Response and AP.1 SDRP Review Summary (vi) Similar to the bulk, scale and modulation of the buildings, street frontage heights have developed from an interative design process which has taken on the current and future built form character of the context and streetscapes. Refer to Section 04 - Built Form and Urban Design Response (vii) The design process incorporated and finalised proposal has been informed by a variety of in depth work relating to ESD and climatic amenity. Refer to Section 04 - Built Form and Urban Design Response, Section 05 - Ground Plane & Landscape, Section 07 - ESD of the Architectural Design Report, as well as accompanying Wind Report by Vipac. (ix) Pedestrian, cycle and vehicular movements have been a key consideration of the urban design approach and the public domain design. Refer to Section 03 - Section 04 - Built Form and Urban Design Response, Section 05 - Ground Plane & Landscape of the Architectural Design Report, as well as accompanying Traffic Report by Genesis Traffic. (x) Refer to response to 4(b)

BETTER PLACED - GOOD DESIGN OBJECTIVES

The following table provides a summary of how the proposed development, as illustrated by the Architectural Design Report, achieves the good design outcomes (identified by the Design Objectives for NSW) of GANSW’s ‘Better Placed’ policy. As the table shows, the elements of the proposed design have overlapping achievement of the objectives.

DESIGN OBJECTIVES FOR NSW		ARCHITECTURAL DESIGN REPORT SECTIONS					
		CONTEXT & PLACE	DESIGNING WITH COUNTRY	BUILT FORM & URBAN DESIGN RESPONSE	PUBLIC DOMAIN & COMMUNAL SPACE	ARCHITECTURE & MATERIALITY	ESD & RESIDENTIAL AMENITY
	1. BETTER FIT Contextual, local and of its place	✓	✓	✓	✓	✓	
	2. BETTER PERFORMANCE Sustainable, adaptable and durable				✓	✓	✓
	3. BETTER FOR COMMUNITY Inclusive, connected and diverse	✓	✓	✓	✓		
	4. BETTER FOR PEOPLE Safe, comfortable and liveable	✓		✓	✓		✓
	5. BETTER WORKING Functional, efficient and fit for purpose			✓	✓	✓	✓
	6. BETTER VALUE Creating and adding value			✓	✓	✓	
	7. BETTER LOOK AND FEEL Engaging, inviting and attractive	✓	✓		✓	✓	

BETTER PLACED PRINCIPLES

OBJECTIVE 1: BETTER FIT CONTEXTUAL, LOCAL AND OF ITS PLACE

Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, and communal aspirations. It also contributes to evolving character and setting.

Wollongong City Centre is a thriving and unique regional city, delivering a diverse economy and offering a high quality lifestyle. The City Centre is nationally recognised as a liveable city and is the place where people want to live, learn, work and play.”

Wollongong’s historic and cultural diversity coupled with an increasing young and entrepreneurial population provides a rich foundation for a vibrant city. The City Centre is an attractive place to visit with an array of small bars and cafés, art and culture and pristine recreation areas to enjoy.

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OBJECTIVE 2: BETTER PERFORMANCE SUSTAINABLE, ADAPTABLE AND DURABLE

Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole-of-life design.

Our proposal strives for optimal sustainability outcomes through strong environmental performance of the building, future-proofing and water and ecology.

The key targets have been detailed in the Energy Efficiency and Ecologically Sustainable Design Report prepared by SLR.

Strategies are implemented for sustainable lifestyle, water, waste, energy, materials, social and community impact. Low maintenance native species are reintroduced into the proposed landscape to preserve and rejuvenate the ecology of the area as well as provide that connection to nature.

The project is within close proximity to Wollongong Train Station, Crown Street shopping mall and Crown Steet Retail Plaza. The project’s connectivity to key transport nodes and places of employment together with the overall ESD strategy for the development will ensure the project’s long term contribution to sustainability.

OBJECTIVE 3: BETTER FOR COMMUNITY INCLUSIVE, CONNECTED AND DIVERSE

The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.

A study was completed to study the market of Wollongong and use the developer's extensive experience to understand what the market needs in terms of housing typology. This was done to provide a spectrum of housing for all economic segments as well as address social disparity and displacement. This spectrum culminates into a variety of communal open spaces that all residents can gather and socialise. Furthermore, the built-form is designed to be individually iconic but cohesive throughout.

The proposal designated 10% of dwellings to be adaptable. The philosophy of adaptable housing centers around designing living spaces that can accommodate individuals with disabilities or progressive frailty. These housing units are crafted to be easily modified in the future, ensuring accessibility for both occupants and visitors facing physical limitations.

The proposal designated 28% of dwellings to be affordable. Affordable housing is housing available to very low to moderate income households which is priced so that these households are also able to meet other basic living costs such as food, clothing, transport, energy, medical care and education. It is important that essential works are kept in accessible areas to reduce commute times and reduce social disparity.

This project is unique in that it is located within proximity to the Wollongong Train Station hence encourages the use of public transport.

BETTER PLACED PRINCIPLES

OBJECTIVE 4: BETTER FOR PEOPLE SAFE, COMFORTABLE AND LIVEABLE

The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.

Key to designing for people is the requirement of adding more housing in desirable locations. This development will provide housing adjacent to public infrastructure such as train stations, retail cores and bus stops. It also will provide affordable housing close to employment opportunities such as schools and hospitals.

The design of pedestrian through site links and public communal area have CPTED integrated with balconies and windows acting as passive surveillance. The design also highly activates the ground plane with clear sight lines. The proposed development positively contributes to the safety of the neighbouring streets, as well as creating a welcoming and safe place to live for future residents.

The apartments have also been meticulously designed to achieve both efficiency and functionality. Apartments are designed to meet ADG standards of cross-ventilation, solar access and storage, amongst others.

Furthermore, an abundance of natural light is spread throughout the building including in corridors, lobbies, apartments and internal amenity.

OBJECTIVE 5: BETTER WORKING FUNCTIONAL, EFFICIENT AND FIT FOR PURPOSE

Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to changes over time. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.

When working for purpose, the focus shifts from catering solely to market demands to prioritising the needs and preferences of the people who will inhabit the spaces being designed. This means that floor plans are tested and refined based on real-life usability and functionality, rather than solely on market trends or profitability. By placing people at the center of the design process, spaces are more likely to be inclusive, accessible, and conducive to the well-being of their occupants.

Purpose-driven design emphasises the creation of multi-functional communal open spaces within built environments. Purpose-driven design allocates space for communal areas that serve various functions, such as recreation, socialisation, and community events. These spaces promote social interaction, foster a sense of belonging, and contribute to the overall quality of life within the community.

The project places a strong emphasis on the efficiency of built form to maximise the utility and quality of architectural spaces. This includes strategies such as optimising building cores to minimise dead-end corridors, enhancing natural ventilation through strategic building orientation and design, and incorporating passive design principles to reduce energy consumption and promote environmental sustainability.

By prioritising efficiency, purpose-driven design not only minimises environmental impact but also enhances the functionality and livability of built environments for today and sets up good foundations for tomorrow.

OBJECTIVE 6: BETTER VALUE CREATING AND ADDING VALUE

Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.

Prioritising functional design over unnecessary embellishments streamlines resources, ensuring cost efficiency without sacrificing quality. This approach maximises the utility of every architectural element, enhancing the overall value of the design. This streamline is not only limited to economic benefit but also provides a legible design language that can be understood by all.

The ground plane is the most commonly used area of all, therefore heavy emphasis was placed to reducing site coverage and maximising open areas. Thoughtful placement of buildings and amenities promotes accessibility and enhances the appeal of green spaces, contributing to the overall value of the environment. The communal roof top garden is also a strategic decision to open the views to all residents not just the upper-level residents.

Value for the passing public is also considered by integrating a permeable through-site link that enhances connectivity and accessibility. The consolidated built-forms allow for high pedestrian permeability when traversing Caringbah Station to the medical precinct - this is a common pedestrian desire line. Site permeability also fosters a sense of understanding which is valuable over time.

BETTER PLACED PRINCIPLES

OBJECTIVE 7: BETTER LOOK AND FEEL ENGAGING, INVITING AND ATTRACTIVE

The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.

Legibility is a key design principle that contributes to the overall aesthetic appeal of a place. The project is logically designed with elements that are legible and tangible to residents and visitors. Solid massings with opens are timeless and highly utilitarian. Legibility of design intent is important as people gravitate towards forms that they understand.

Designing at a human scale involves creating spaces and interfaces that are comfortable and intuitive for people to navigate and interact with. This includes considerations such as appropriate building heights, sidewalk widths, street furniture placement, and signage design. By prioritising human-scale design principles, environments become more inviting and conducive to positive social interactions and community engagement.

The choice of materials plays a crucial role in shaping the aesthetic quality and durability of built environments. Using robust materials that age gracefully and require minimal maintenance enhances the longevity and visual appeal of places and buildings. By selecting materials that harmonise with the surrounding context the project contributes to the overall character of the area, reinforces a sense of place and fosters positive engagement among residents and visitors alike.

AP.3

HOUSING SEPP CHAPTER 4 ASSESSMENT

HOUSING SEPP 2021 - CHAPTER 4 - DESIGN PRINCIPLES

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

The subject site located within a high density precinct within the heart of Wollongong CBD. It is bounded by Keira Street to its east, Atchison Street to its west, Burelli Street to its South and Crown Street/ Princess Highway to its North. Further to the east is the Crown Street Retail strip. Further to the west is the Wollongong train station which is approximately 300m away.

The proposal sensitively provides a transition between the high urban density of the CBD precinct and potential residential built-forms surrounding it. The proposal also prioritises a publicly accessible North-South site link that streamlines connectivity between Crown Street and Burelli Street.

With the heavily built up area of the CBD precinct it is important that the future high density residential portion retain a landscape presence to the street to soften the built form. The proposal provides a deep soil zone at key locations of the development to support significant tree planting.

PRINCIPLE 2: BUILT FORM AND SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

The proposal responds to the desired future scale of the development envisaged by the Wollongong Local Environmental Plan

The proposed building forms are considered contextual responses that address the future streetscape, orientation, views, planning and density requirements.

The massing of the proposed built form consists of 6 buildings. 4 Residential towers and the other 2 being Commercial and Hotel

The site to be assessed from first principles and enabled the development of a more cohesive and considered design response for the parcel. Buildings have been oriented to maximise views and address the streetscape. North-South site links connecting Crown Street and Burelli Street have provided a platform to create dynamic Plaza's for pedestrians to experience.

The massing is simple with clear lines delineating openings and solidity. These simplified forms increase design legibility and provide a sense of place within the development.

PRINCIPLE 3: DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

The proposal presents a development of appropriate density and scale, consistent with the Wollongong City Centre Urban Design Framework.

The density of development on the site is controlled by the maximum total Floor Space Ratio. The density is appropriate for the projected amenity, services, and employment opportunities in the envisioned future context. The development also taken the opportunity to provide affordable housing.

The proposal delivers a diverse range of apartment typologies to meet market demand. Apartments are larger than minimums and where possible include home offices as well as larger external areas.

Generous communal amenities are provided on the ground floor and roof tops which is supported by a well considered landscape interface to the street.

HOUSING SEPP 2021 - CHAPTER 4 - DESIGN PRINCIPLES

PRINCIPLE 4: SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs.

Our proposal strives for optimal sustainability outcomes through strong environmental performance of the building, future-proofing and water and ecology.

The key target of proposed design includes:

- 7 Star NATHERS
- High performance envelope with natural ventilation systems
- Rainwater harvesting
- Provision of infrastructure to support EV charging

Strategies are implemented for sustainable lifestyle, water, waste, energy, materials, social and community impact.

Low maintenance native species are reintroduced into the proposed landscape to preserve and rejuvenate the ecology of the area.

PRINCIPLE 5: LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments are achieved by contributing to the landscape character of the streetscape and neighborhood.

Landscape is a key component of the proposal and has been integrated throughout the built form to provide significant amenity to residents. The narrative of Country is integral to the landscaping concept and park-side living.

Building on the existing green amenities, additional vegetation is used to create diverse spaces and micro-climates to enhance habitat and biodiversity. The landscape contributes to the sharing of First Nation perspectives of place and site, exclusively using Indigenous species.

The public domain response encourages activation through designing at a fine grain scale. Well considered and diverse communal open spaces provide equitable access, usability and social interaction.

Further information on the landscape design and concept is outlined in the accompanying report prepared by Land+Form.

PRINCIPLE 6: AMENITY

Good design positively influences internal and external amenities for residents and neighbours. Achieving good amenities contributes to positive living environments and resident well being. Good amenities combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

The apartments have been meticulously designed to achieve both efficiency and functionality. Apartments are designed to meet ADG standards of cross-ventilation, solar access and storage.

The site geometry constrains the design of the eastern elevation in such a way that east facing apartments are not capable of achieving 2 hours of solar access between 9am and 3pm.

Not with standing, the development has been able to orient the built form to enable 70% of apartments still achieve solar access without relying on the majority of the eastern elevation, and the project has less than 7% of apartments which do not achieve sun. Should solar performance be considered from earlier than 9am, then the project would be well in excess of ADG compliance for this criteria.

This is a testament to the high level of amenity incorporated into the design of the development.

HOUSING SEPP 2021 - CHAPTER 4 - DESIGN PRINCIPLES

PRINCIPLE 7: SAFETY

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

The proposed development positively contributes to the safety of the neighbouring streets, as well as creating a welcoming and safe place to live for future residents. The proposal introduces a high degree of street, passive and public surveillance, optimising clear sight lines without obstacles.

A high level of activation is provided along all street fronts and improves on the existing public domain condition allowing for a high degree of surveillance. All building entries and ground level spaces will be well-lit at nighttime and designed to meet relevant Australian Lighting Standards.

There is a clear separation between the vehicular and pedestrian access points to the building. The pedestrian entry is clearly marked and separated to vehicular entry.

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

The proposal is comprised of 540 apartments in total with a mix of 1, 2, 3 and 4 bed apartments as suitable for the future housing context.

The breakdown is as follows:

- 1 Beds: 157 units (29%)
- 2 Beds: 286 units (53%)
- 3 Beds: 92 units (17%)
- 4 - 5 Beds: 4 units (1%)

All apartments are compliant minimum sizes.

A high level of amenity is afforded to the building with a high percentage of livable apartments for the aging demographic of the area.

PRINCIPLE 9: AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The massing of the proposal has been designed to reduce bulk and maximise the outlook of units with a timeless and low maintenance façade that incorporates sustainable development practices. The use of durable materials for the building’s façade will ensure longevity and reduce maintenance costs.

AP.4

DESIGN VERIFICATION STATEMENT

DESIGN VERIFICATION STATEMENT

DKO

DKO ARCHITECTURE (NSW) PTY LTD

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Telephone +61 2 8346 4500

info@dko.com.au

SUBJECT

Architect Statement - DA

ATTENTION

Charbel Kazzi

Head of Developments

Wollongong Developments NO.2 P/L

30a Eva Street, Riverwood NSW 2210

DATE

03.06.2026

Via email: Charbel@level33.com.au

Dear Charbel,

Re:

Architectural Design Verification Statement

221- 291 Crown st, 216-238 Keira st and 86-90 Burelli st, Wollongong

NSW 2500

Pursuant to Clause 29 of the *Environmental Planning and Assessment Regulation 2021*;

I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the *Architects Act 2003*. I directed the design of the residential development stated above and to the best of my information, knowledge and belief, the architectural documentation prepared for this Development Application achieves the aims of Housing SEPP 2021 *Chapter 4 Design of residential apartment development* and the objectives in Parts 3 and 4 of the *Apartment Design Guide*. Further detail on how the objectives are addressed is provided in the Design Report accompanying this Development Application.

In accordance with Clause 29 of the *Environmental Planning and Assessment Regulation 2021*, as the Development Application is accompanied by a BASIX Certificate for the building, this certificate does not address the design quality principles to the extent to which they aim—

(a) to reduce consumption of mains-supplied potable water or greenhouse gas emissions in the use of—

(i) the building, or

(ii) the land on which the building is located, or

(b) to improve the thermal performance of the building, or

(c) to quantify and report on the embodied emissions attributable to the development.

Yours sincerely,

DKO Architecture (NSW) Pty Ltd.

per:



Nicholas Byrne

Registration No NSW ARB #7806

Architect

DKO

AP.5

ADG COMPLIANCE TABLE

ADG COMPLIANCE TABLE

Summary of compliance with the key Apartment Design Guide ‘Design Criteria’ – Crown Street, Wollongong NSW 2500			
Control	ADG Design Criteria	Compliance	Complies?
2F Building Separation	Minimum separation distances for buildings are: Up to four storeys/12 meters 12 meters between habitable rooms/balconies 9 meters between habitable and non-habitable rooms 6 meters between non-habitable rooms Five to eight storeys /up to 25 meters 18 meters between habitable rooms/balconies 12 meters between habitable and non-habitable rooms 9 meters between non-habitable rooms Nine storeys and above/ over 25 meters 24 meters between habitable rooms/balconies 18 meters between habitable and non-habitable rooms 12 meters between non-habitable rooms	Minimum building separations have been achieved across the development. Relevant dimensions have been added to the plans for clarity and to reference the areas that do not comply with building separation, for which an amendment is being sought.	Amendment sought
3A Site Analysis	Each element in the Site Analysis Checklist should be addressed. (See Appendix 1 in ADG)	All elements of the Site Analysis Checklist in Appendix 1 of the ADG have been addressed within the submission.	Compliance Achieved
3B - 1 Orientation	Building types and layouts respond to the streetscape and site while optimizing solar access within the development.	The proposed building types and layouts have been designed to respond appropriately to the streetscape and site conditions while maximising solar access within the development.	Compliance Achieved Refer to Shadow Diagrams
3B - 2 Orientation	Overshadowing of neighboring properties is minimized during mid-winter.	Overshadowing of neighboring properties has been carefully minimised, with the proposed built form ensuring compliance during the mid-winter solstice and maintaining adequate solar access to adjoining sites.	Compliance Achieved Refer to Shadow Diagrams
3C - 1 Public Domain Interface	Transition between private and public domain is achieved without compromising safety and security.	A clear transition between the public and private domains is achieved through the design, ensuring accessibility while maintaining safety and security for residents.	Compliance Achieved
3D Communal Open space	Minimum of 25% of the site area should be devoted to communal open space.	Site area: 13,088 m² Required Communal open space: 3,272 m² (25%) Proposed Communal open space: 4,607 m² (35%) Communal open space is provided at both the Ground and rooftop levels.	Compliance Achieved
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	50% of the principal communal open space is proposed to receive 2 hours of direct sunlight between 9am and 3pm mid winter.	Compliance Achieved

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3E Deep Soil Zones	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions: - greater than 1,500m² – 6m	Site area: 13,088 m² Required Deep soil: 916.6m² (7.0%) Proposed Deep soil : 549 (4.2%) Proposed Deep soil 3m % 6m : 743 5.7% A variation to the deep soil requirement is proposed, reflecting the site's location within the high-density urban environment of the Wollongong CBD and the absence of residential uses at ground level. The reduced setback along Burelli Street strengthens the relationship between the commercial tenancy and the public domain, while enabling a larger consolidated deep soil zone at the eastern corner of the site. This approach maximises landscaping opportunities and achieves an appropriate balance between urban activation and landscape outcomes.	Variation sought
3F Visual Privacy	Up to four storeys/12 meters • 6 meters to the boundary between habitable rooms/balconies • 3 meters to the boundary between non-habitable rooms Five to eight storeys /up to 25 meters • 9 meters to the boundary between habitable rooms/balconies • 4.5 meters to the boundary between non-habitable rooms Nine storeys and above/ over 25 meters • 12 meters between habitable rooms/balconies • 6 meters between non-habitable rooms	Overall, visual privacy is achieved throughout the development. Drawing DA4037 highlights areas where the dimensions of the design criteria are not met, and additional privacy measures are in place to achieve compliance with the 3F-1 privacy objectives. Objective 3F-1 (Visual Privacy) compliance is achieved through the use of effective blank walls through the use of privacy film applied to glazing on secondary apartment outlook. All affected apartments have a primary outlook where the proposed measures are not required.	Amendment sought
3G - 1 Pedestrian Access and Entries	Building entries and pedestrian access connects to and addresses the public domain.	Building entries and pedestrian access have been designed to directly connect with and positively address the public domain, enhancing activation and legibility.	Compliance Achieved
3G – 2 Pedestrian Access and Entries	Access, entries and pathways are accessible and easy to identify.	Access points, entries and pathways are designed to be accessible, clearly identifiable and easy to navigate for all users.	Compliance Achieved
3G – 3 Pedestrian Access and Entries	Large sites provide pedestrian links for access to streets and connection to destinations.	The site layout incorporates pedestrian links that provide convenient access to surrounding streets and establish strong connections to key destinations.	Compliance Achieved

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Control	ADG Design Criteria	Compliance	Complies?
3H Vehicle access	Vehicle access points are designed and located to achieve safety, minimize conflicts between pedestrians and vehicles and create high quality streetscapes.	Vehicle access points are designed and located to ensure safety, minimise conflicts between pedestrians and vehicles, and positively contribute to the streetscape.	Compliance Achieved
3J Bicycle and Car Parking	The minimum car parking rates from Housing SEPP are as follows: Minimum – 0.4 space per 1 bed, 0.5 spaces per 2 bed, 1 spaces per 3 bed, The minimum car parking rates from DCP are as follows: 1 visitor space per 4 units 1 space per 35sqm of commercial GFA	Parking numbers in line with Housing Sepp and DCP rates	Compliance Achieved
4A Solar + Daylight Access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.	Minimum number of apartments with 2hrs solar access required: 378 Proposed: 390 (72%)	Compliance Achieved
	In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.		
4B Natural Ventilation	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	A maximum of 81 apartments is permitted not to receive solar access Proposed: 19 (3.5%)	Compliance Achieved
	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	Number of Apartments in the first 9 storeys - 166 Cross Ventilated Apartments: 101/166 apartments (61%)	Compliance Achieved
4C Ceiling heights	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	Compliance Achieved	Compliance Achieved
	Minimum ceiling heights are as follows: 2.7m for habitable rooms 2.4m for non-habitable rooms - double storey apartments – 2.7m for main living area, 2.4m for second floor where its area does not exceed 50% of the apartment area	Proposed 2.7m habitable Proposed 2.4 m non habitable	Compliance Achieved

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	attic spaces – 1.8m at edge of room with a minimum 30degree slope in mixed use areas – 3.3m for ground and first floor		
4D-1 Apartment Size + layout	Minimum Apartment sizes: 70m² for two bedrooms; and 90m² for three bedrooms. Add an 5m²for additional bathrooms Add an 12m²for additional bedrooms	All apartments comply with minimum ADG apartment sizes.	Compliance Achieved
	Every habitable room must have a window in an external wall with a total minimum glass area of no less than 10% of the floor area of the room. Day light and air may not be borrow from another room	Compliance Achieved	Compliance Achieved
4D-2 Apartment Size + layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height. Open plan layouts (where living, dining and Kitchen are combined habitable room depth form the window is 8m	Compliance Achieved	Compliance Achieved
4D-3 Apartment Size + layout	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space).	Compliance Achieved	Compliance Achieved
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Minimum dimensions provided	Compliance Achieved
	Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments	3.6m and 4.0m are provided for 1 bed apartments 4.0m minimum provided for 2 & 3 bed apartments	Compliance Achieved
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	The widths of all cross-over apartments have been designed to exceed a minimum internal requirement of 4 meters.	Compliance Achieved
4E	Apartments are to have the following balcony dimensions: - Studio – 4 sqm 1br – 8sqm with min.2m depth	Compliance Achieved	Compliance Achieved

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Private open space and balconies	2br – 10sqm with min. 2m depth 3br – 12sqm with min. 2.4m depth		
	Ground level apartments should contain a minimum of 15m² of open space, with a minimum dimension in one direction of 3m.	Compliance Achieved	Compliance Achieved
4F Common circulation and spaces	The maximum number of apartments off a circulation core on a single level is eight.	Maximum proposed number of apartments off a single core on a level is 7 units.	Compliance Achieved
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	All lift cores have at least 2 lifts. Lifts to be specified to achieve compliance with relevant ISO standard [ISO 8100-32:2020] Building 1 – 222 Apartments - 4 Lifts Building 2.1 – 57 Apartments - 2 Lifts Building 2.2 – 83 Apartments - 2 Lifts Building 2.3 – 78 Apartments - 2 Lifts Building 3 – 100 apartments - 2 Lifts	Amendment sought
4G Storage	- Studio apartments require 4m² of storage area - One bedroom dwellings require 6m³ of storage area - Two bedroom dwellings require 8m³ of storage area. - Three bedroom dwellings require 10m³ of storage area.	At least 50% of the storage is provided in the apartments. Zones for basement storage have been included on the basement levels	Compliance Achieved Refer to DA4030 -DA4036
4H - 1 Acoustic privacy	Noise transfer is minimised through the sitting of building and building layout.	Noise transfer is minimised through the careful siting of the building and considered internal layouts, ensuring acoustic separation and residential amenity.	Compliance Achieved Refer to Acoustic report for further detail
4H - 2 Acoustic privacy	Noise impacts are mitigated within apartments through layout and acoustic treatments	Noise impacts are effectively mitigated through careful apartment layouts and the incorporation of appropriate acoustic treatments, ensuring a high level of residential amenity.	Compliance Achieved Refer to Acoustic report for further detail
4J - 1 Noise and Pollution	In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful sitting and layout of buildings.	In response to the surrounding context, the siting and layout of the buildings have been carefully considered to minimise the impacts of external noise and pollution, ensuring a comfortable internal living environment.	Compliance Achieved Refer to Acoustic report for further detail

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4J - 2 Noise and Pollution	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission,	Appropriate noise shielding and attenuation measures have been integrated into the building design, construction methods and material selection to mitigate noise transmission and ensure acoustic comfort.	Compliance Achieved Refer to Acoustic report for further detail
4K - 1 Apartment Mix	A range of apartment types and sizes is provided to cater for different household types now and into the future.	A diverse range of apartment types (1B – 2B -3B and 4B) and sizes is provided, catering to a variety of household needs both now and into the future.	Compliance Achieved
4K - 2 Apartment Mix	The apartment mix is distributed to suitable locations within the building.	The apartment mix has been carefully distributed to appropriate locations within the building to optimise amenity, solar access and cross-ventilation while responding to site context.	Compliance Achieved

AP.6

STAGING PLAN

PROPOSED STAGING

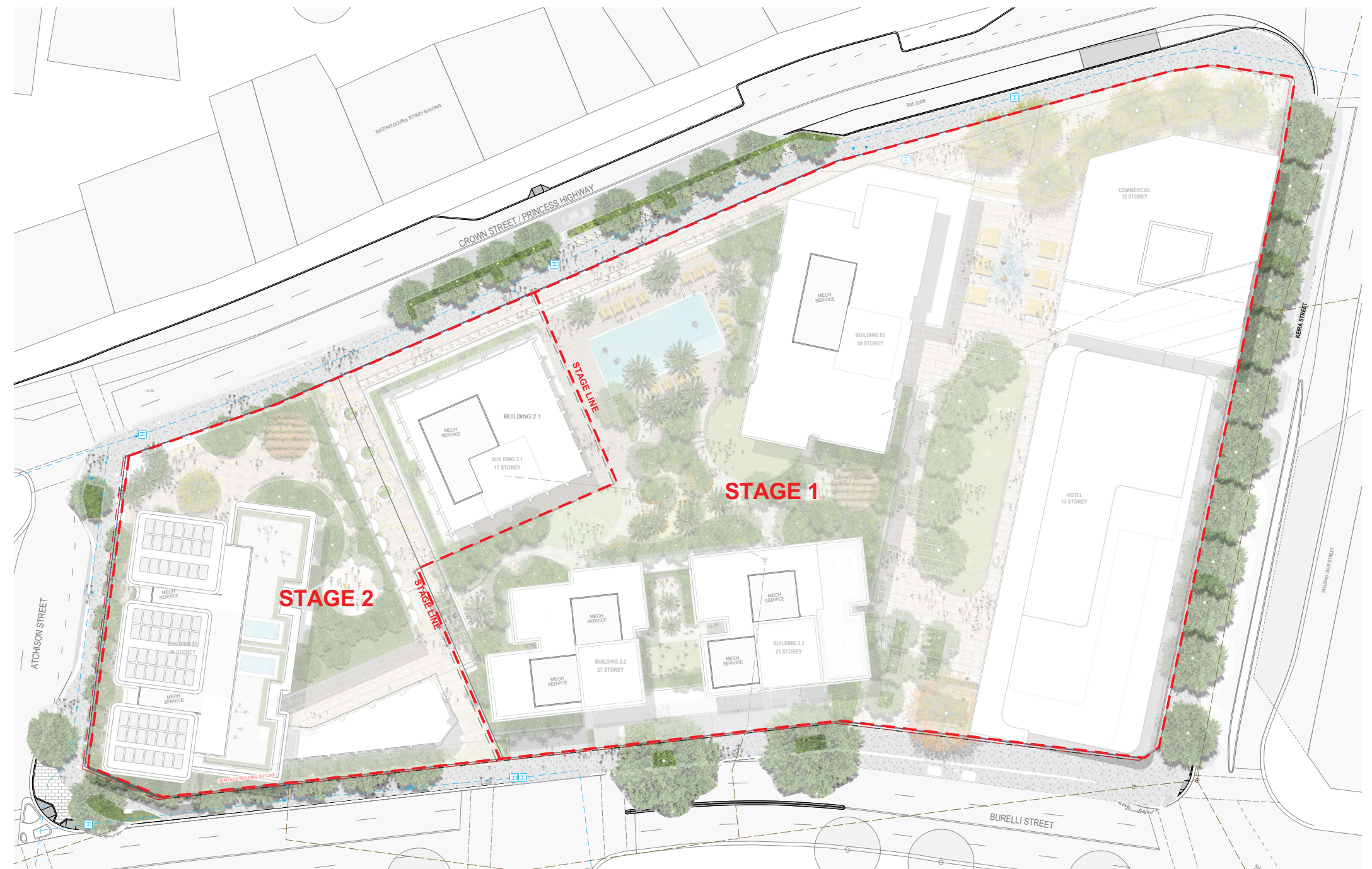
The proposed staging of the proposal prioritised the provision of the public benefit in the early stages, as well as ensuring sufficient numbers of residents and businesses to ensure the newly created publicly accessible space is activated as soon as possible.

STAGE 1 OVERVIEW

- 261 apartments including 81 Affordable housing,
- Approx. 19,751m2 commercial/retail/Hotel,
- Public plaza space and through site link from Crown St to Burelli St.
- 2 levels of basement

STAGE 2 OVERVIEW

- 279 apartments including 81 Affordable housing,
- Approx. 4281 m2 commercial/retail,
- Through site link
- 2 levels of basement



PROPOSED STAGING

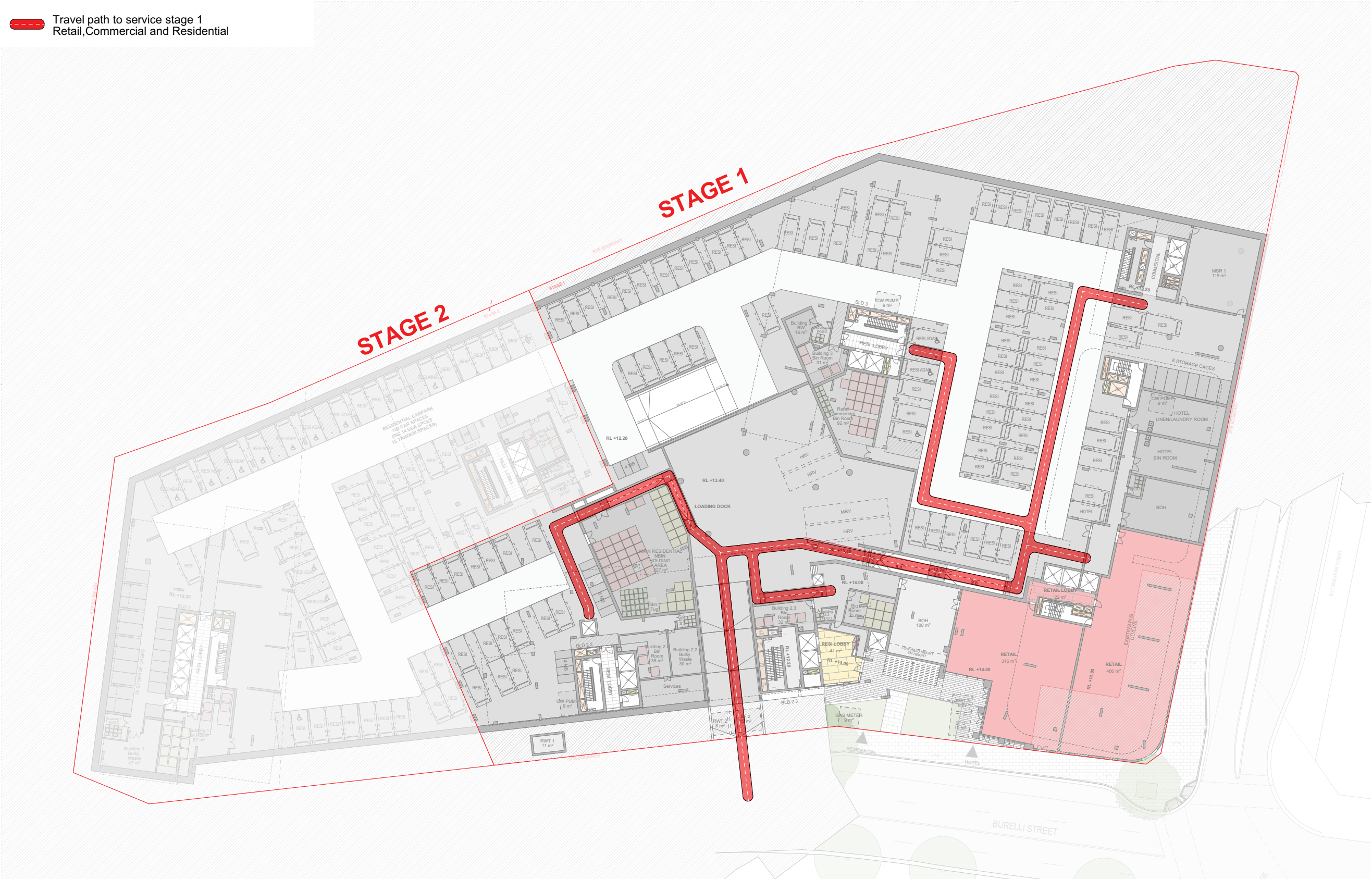
Note

The structural column layout has been configured to accommodate the staging line and maintain structural stability for each stage independently.

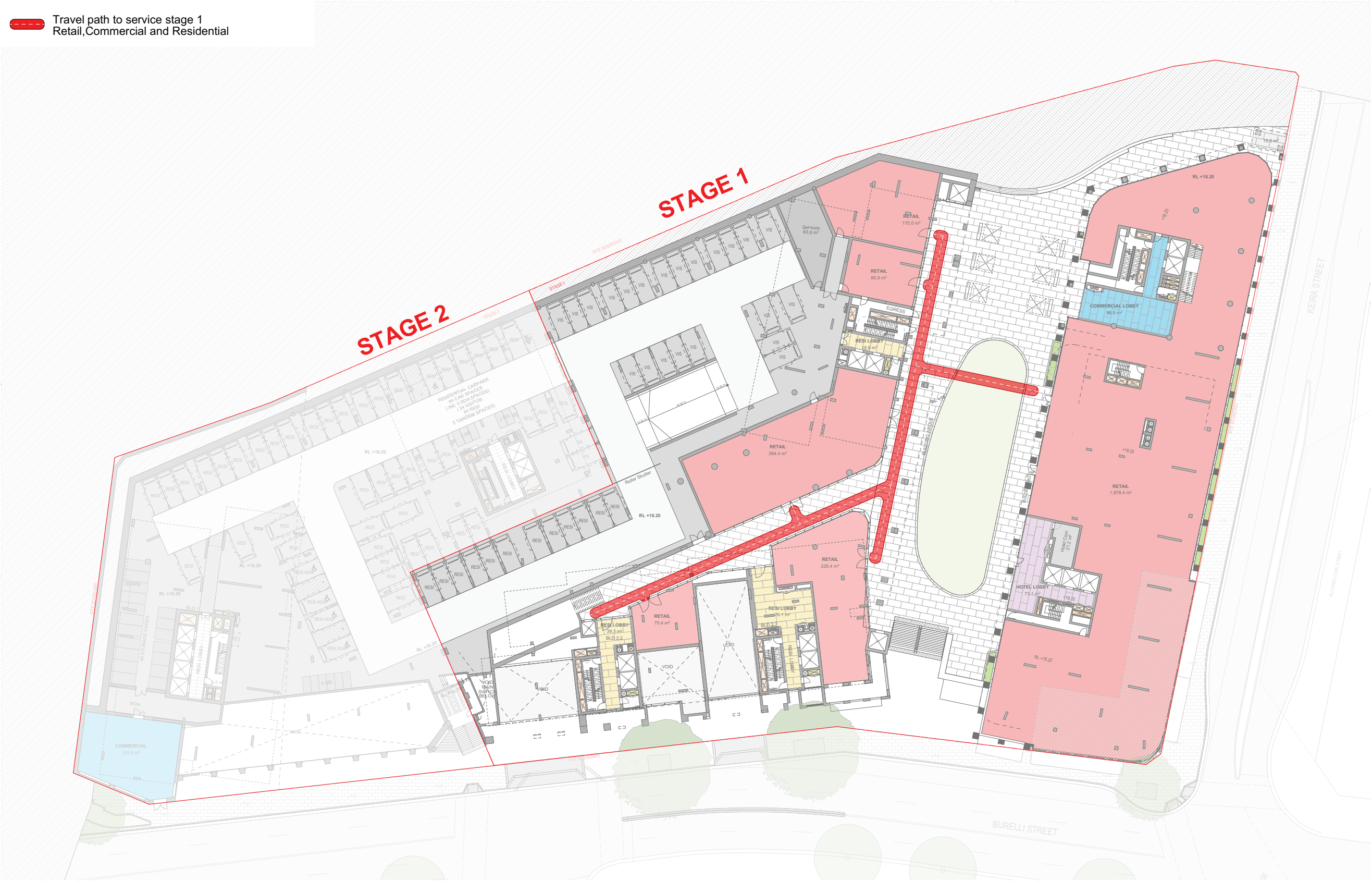
 Proposed Column Locations



PROPOSED STAGING



PROPOSED STAGING

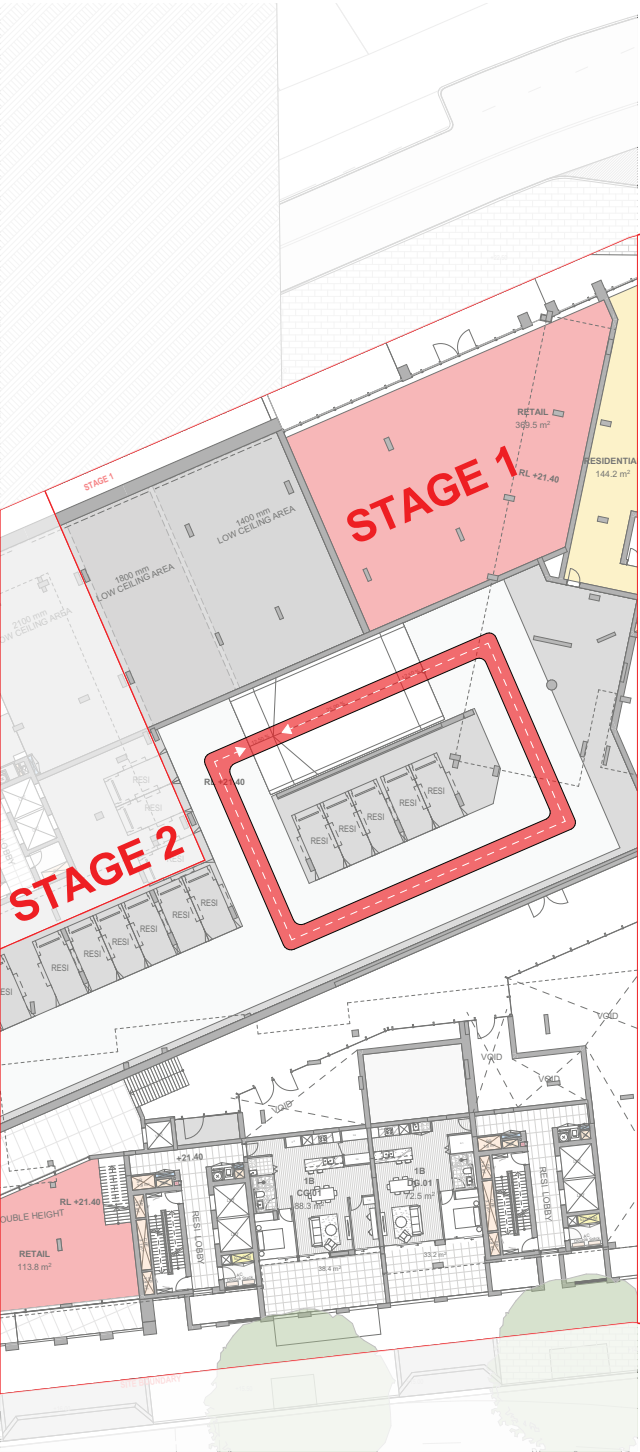


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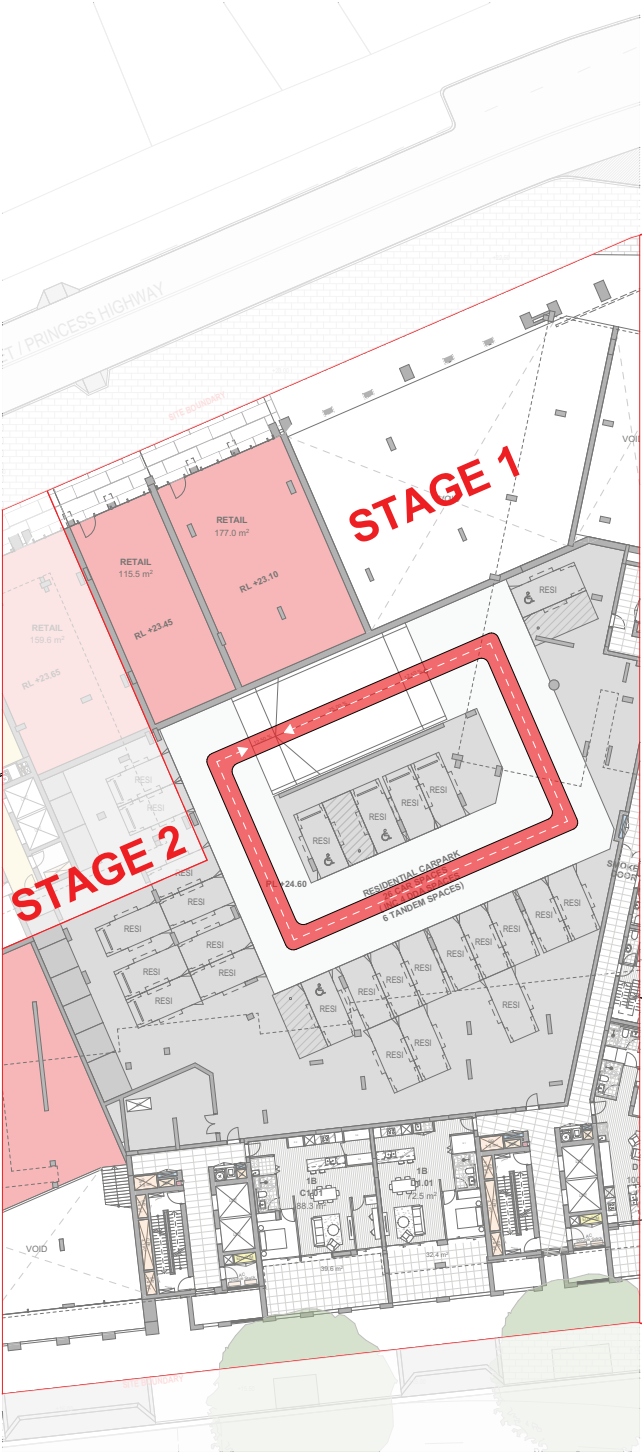
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PROPOSED STAGING

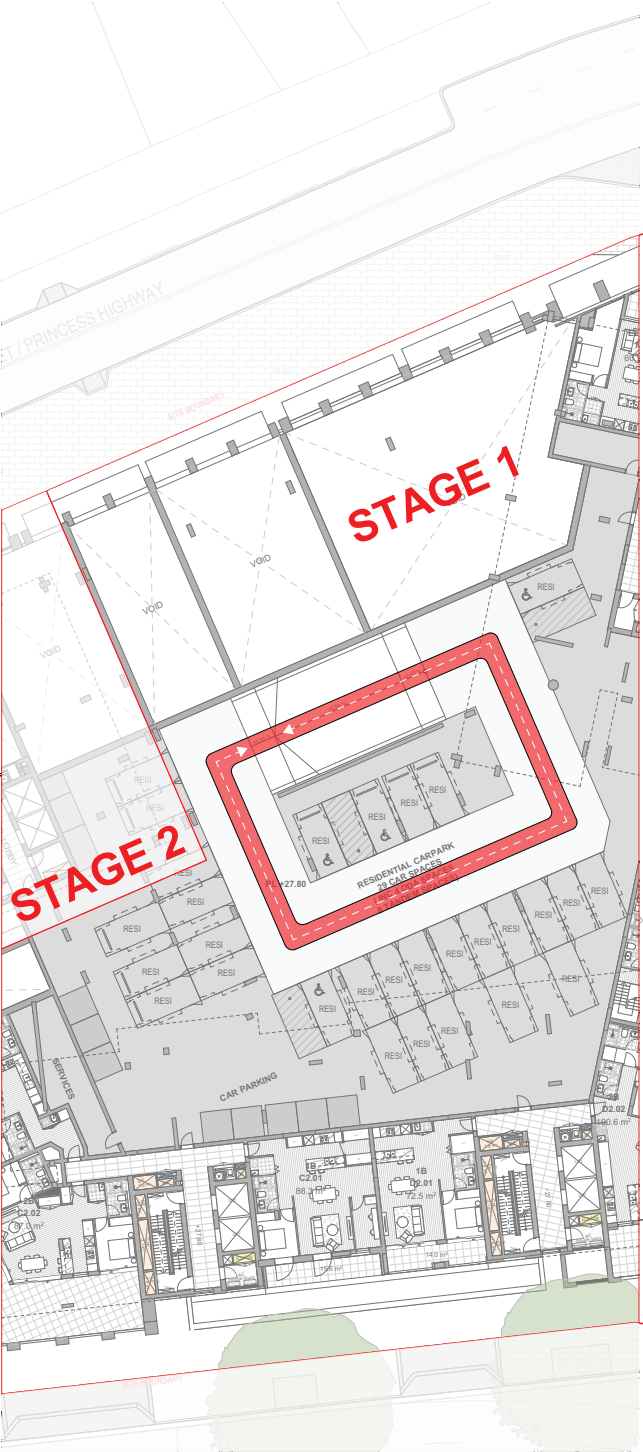
 Car Travel path between levels on stage 1



Ground Floor Plan



Level 01



Level 02

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SYDNEY

MELBOURNE

BRISBANE

PERTH

AUCKLAND

HO CHI MINH CITY
