

DKO

CROWN STREET WOLLONGONG

URBAN DESIGN REPORT
WOLLONGONG DEVELOPMENTS NO.8 PTY LTD



NAARM/MELBOURNE

WARRANG/SYDNEY

MEANJIN/BRISBANE

BOORLOO/PERTH

TĀMAKI MAKĀURAU/AUCKLAND

HO CHI MINH CITY

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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	Issue for RTS	03.06.2026	OS/DF

REMEMBERING COUNTRY

DKO acknowledges that we gather, live, work and design on Aboriginal land. We pay respect to the inspiration, wisdom and story of Country and the traditional owners and custodians of this land, the Dharawal people. We extend that respect to the elders past, present and emerging. We are committed to creating places where people of all cultures are welcome, respected and have equal opportunity in the local community.



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INTRODUCTION

DESIGN REPORT PURPOSE

This report has been prepared by DKO Architecture on behalf of Wollongong Developments No.8 PTY LTD in support of the State Significant Development Application (SSDA) to be submitted to the NSW Department of Planning, Housing and Infrastructure, for the proposed re-development of the subject site 221 - 291 Crown St, 216-238 Keira St & 86-90 Burelli St, Wollongong NSW. It is to be read in conjunction with the corresponding Architectural drawing set, as well as other accompanying multi-disciplinary reports. The Environmental Impact Statement (EIS) prepared by Ethos Urban provides a summary of the complete SSDA application material.

The scope of this report is to provide a collated explanation of the development's design and respond to relevant issues and assessment requirements identified by the Planning Secretary's Environmental Assessment Requirements (SEARS). A detailed list of which SEARS are addressed in this report are provided in the table on pages 06 - 07. The content of the report includes details of the proposal's design quality, built form and urban design, public and communal spaces and architectural character.

To achieve the purposes of the report, in addition to an overview of the architectural design, it contains an outline of the Connecting with Country design work and landscape architecture, which are key integrated elements of the propoal's design. Further information and details of these design elements are provided in the Connecting with Country report by Artefact, and the Landscape report by Land and Form.

The report also provides a summary of the completed State Design Review Panel (SDRP) review process, including the incorporation and/or response to received advice, as well as an assessment of the proposal against the requirements of the Housing SEPP 2021 - Chapter 4.

DEVELOPMENT DESCRIPTION

The proposal involves the demolition of existing structures, with the retention of the heritage-listed facade and the site-significant facade of the Grand Hotel. The development will deliver a vibrant mixed-use precinct through the construction of five residential towers, one commercial building, and one hotel, all integrated with active ground-floor retail to enhance street-level engagement and contribute to the revitalisation of the Wollongong City Centre.

Specifically, consent is sought for the following development in this SSDA:

The key components of the design include:

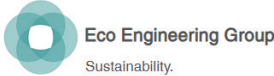
Demolition of existing structures on the site, retention of heritage facades, tree removal and site excavation for new basement.

Construction of a new mixed-use development consisting of:
Four residential towers, ranging from 16 to 38 storeys and comprising 540 apartments including:
 Approx. 406 market apartments.
 Approx. 134 affordable apartments.
 Residential lobbies and podium.
 Communal open space.
A 10-storey commercial office building, an 8-storey hotel comprising 166 rooms, and numerous retail tenancies (including a supermarket) consisting of:
 9,520 sqm of commercial GFA.
 7,360 sqm of hotel GFA.
 8,389 sqm of retail GFA.

Car, motorcycle and bicycle parking for residents, workers and visitors across two basement levels, mezzanine, lower ground and levels 1 and 2 including:
675 car parking spaces, including:
 525 residential spaces (including accessible spaces).
 78 residential visitor spaces.
 52 commercial/retail/residential visitor spaces.
 25 commercial/retail (staff) spaces.
 10 hotel (staff only) spaces.
 10 Share spaces
Four (4) loading bays.
304 bicycle parking spaces.
47 motorcycle parking spaces.

New public open space including a new public plaza.
Associated landscaping and public domain works.

PROJECT TEAM

 Architecture	 Town Planning	 Landscape Architect
 Country	 ESD	 Structure
 Flood/Stormwater	 BCA	 Services
 Accoustic	 DDA	 Wind
 Waste	 Traffic	

OVERALL VISION & APPROACH

SENSITIVELY KNITTING INTO THE FUTURE
VISION OF WOLLONGONG CBD

CONTRIBUTE TO WHAT MAKES
WOLLONGONG CITY CENTRE UNIQUE

PROVIDE SAFE AND VIBRANT SPACES
FOR THE GREATER COMMUNITY
AND FUTURE RESIDENTS

ENCOURAGING A DEEPER BOND WITH
THE LAND, FOSTERING BALANCE
BETWEEN PEOPLE AND NATURE



01 CONTEXT & PLACE

SITE LOCALITY

The site is located at 221–291 Crown Street, 216–238 Keira Street, and 86–90 Burelli Street, Wollongong, within the Wollongong Local Government Area (LGA). It is situated within the Wollongong City Centre Precinct, as identified in the Wollongong Local Environmental Plan 2009 (WLEP), and forms part of a key strategic growth area for mixed-use and higher-density development.

Positioned just 280 metres from Wollongong Train Station, the site benefits from strong public transport links to the wider Illawarra region and Sydney CBD. It is also adjacent to Wollongong Central Shopping Centre, a major retail and commercial hub, and lies within 50 metres of MacCabe Park, offering valuable access to public open space.

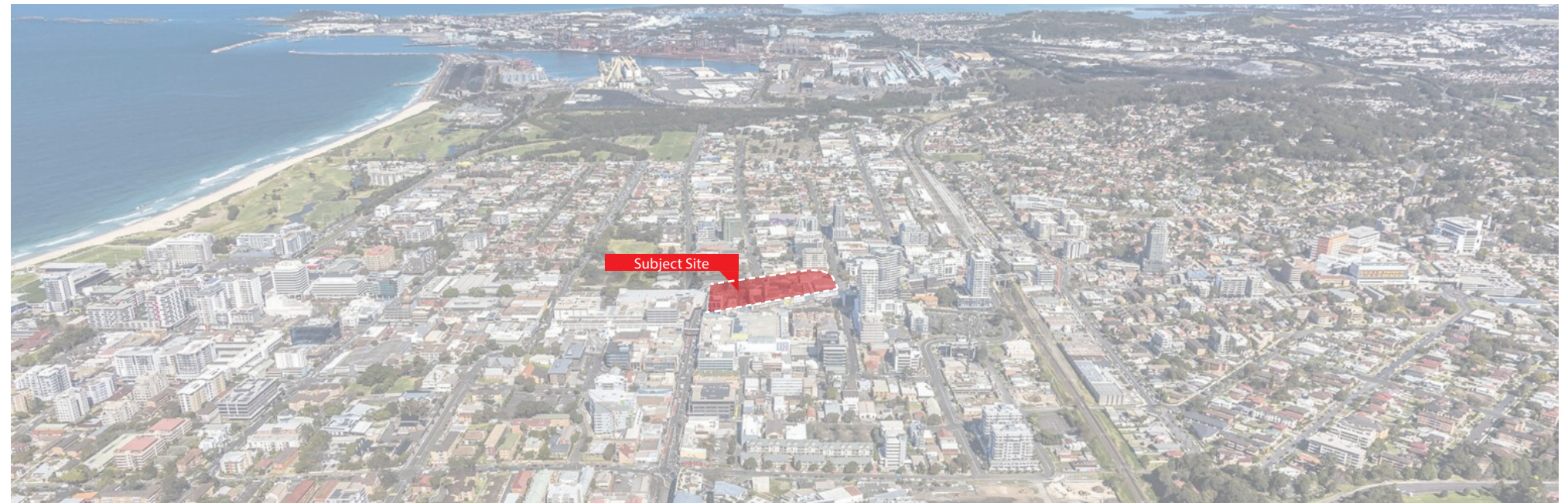
The property comprises a large consolidated landholding of approximately 13,088m², with extensive frontages to Crown Street, Keira Street, Burelli Street, and Atchison Street. This prime positioning supports opportunities for high-quality redevelopment with strong urban design, active frontages, and improved pedestrian connectivity.

The site is currently owned by Wollongong Developments No.8 Pty Ltd, and its location, scale, and context position it as a significant opportunity for future development in the Wollongong City Centre.



SITE LOCALITY

Wollongong is home to numerous Aboriginal significant sites, particularly around the Illawarra Escarpment and coastal areas, where rock shelters, middens, and ceremonial grounds reflect the deep cultural connections of the Dharawal people to the land, including sacred sites such as Mount Keira, which holds spiritual importance in local Dreaming stories



GROWTH OF WOLLONGONG CITY CENTRE



1938



1978



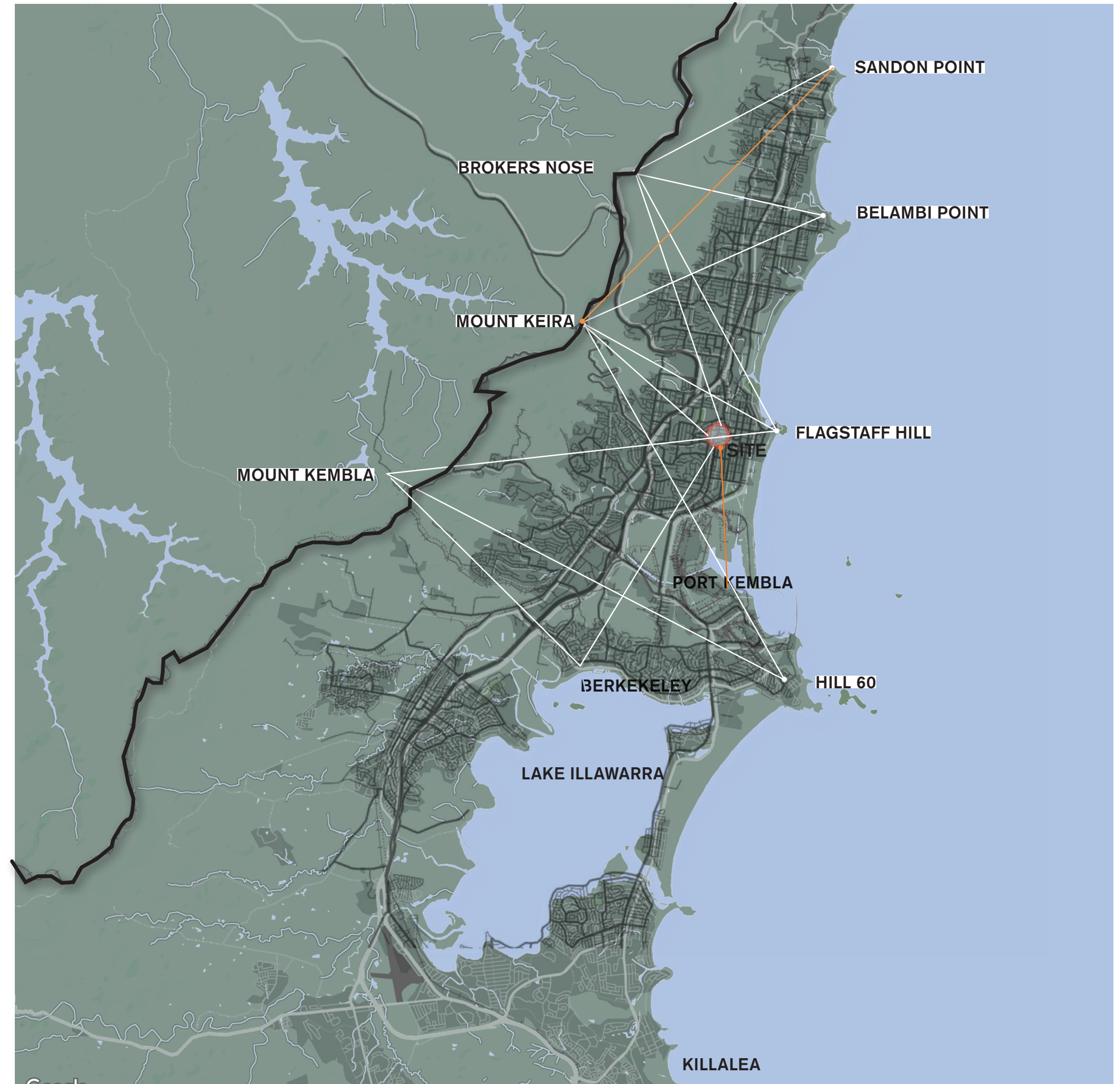
2018



2040?

SIGNIFICANT SITES

Wollongong is home to numerous Aboriginal significant sites, particularly around the Illawarra Escarpment and coastal areas, where rock shelters, middens, and ceremonial grounds reflect the deep cultural connections of the Dharawal people to the land, including sacred sites such as Mount Keira, which holds spiritual importance in local Dreaming stories



GEOLOGY

Wollongong’s geology is dominated by sedimentary rock formations from the Illawarra Coal Measures, with Mount Keira standing as a prominent feature composed primarily of sandstone, shale, and coal. This rugged escarpment, part of the Sydney Basin, reflects the area’s geological history, where layers of rock have been shaped by erosion, faulting, and folding, contributing to Wollongong’s distinctive landscape and rich mineral resources

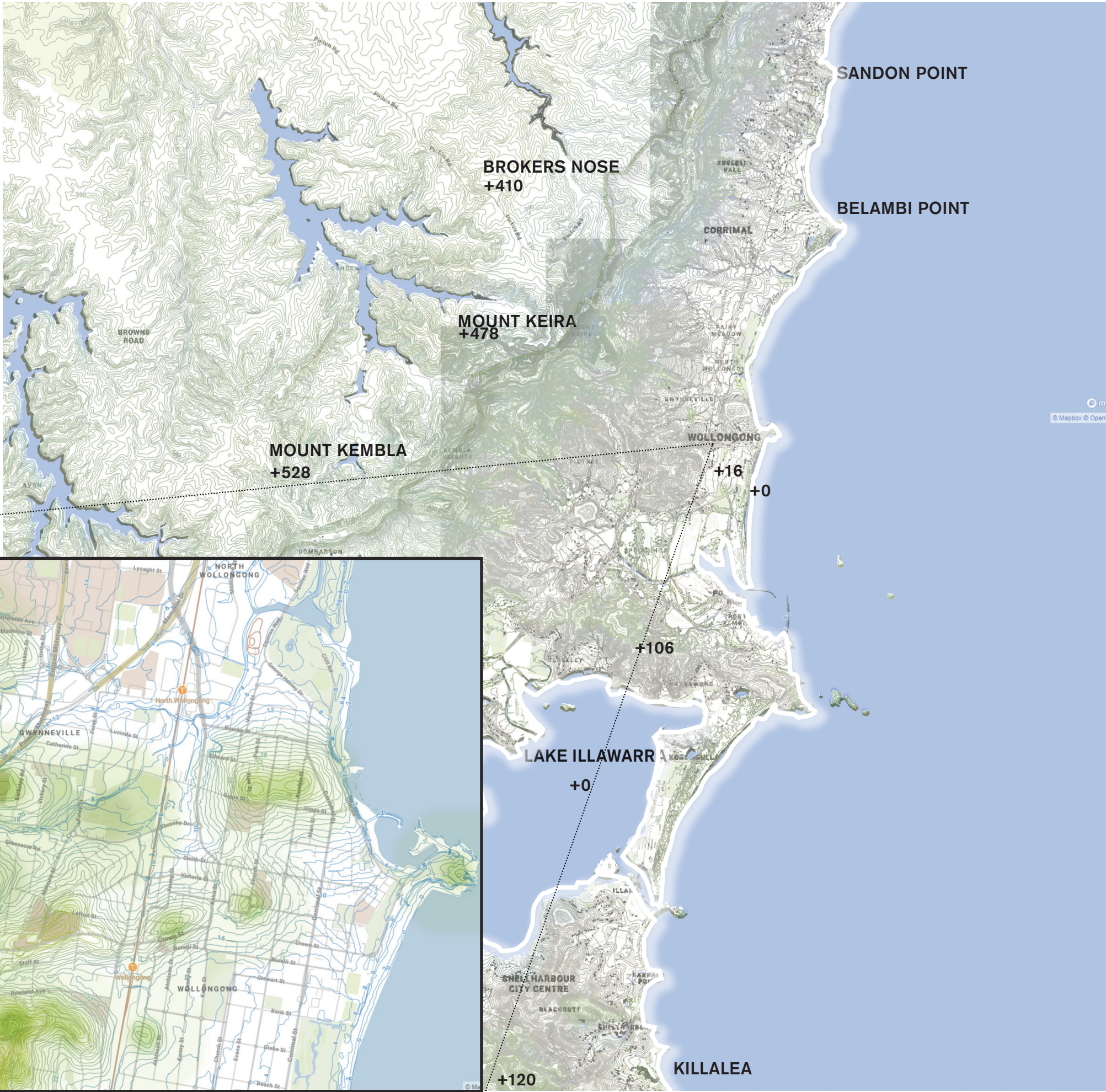


TOPOGRAPHY

Wollongong's topography is defined by a dramatic contrast between its narrow coastal plain, backed by the steep Illawarra Escarpment, and the prominent ridges of Mount Keira and other high points that rise abruptly from the lowlands, creating a striking backdrop of cliffs, valleys, and forests that extend towards the Tasman Sea

Legend

 SITE LOCATION



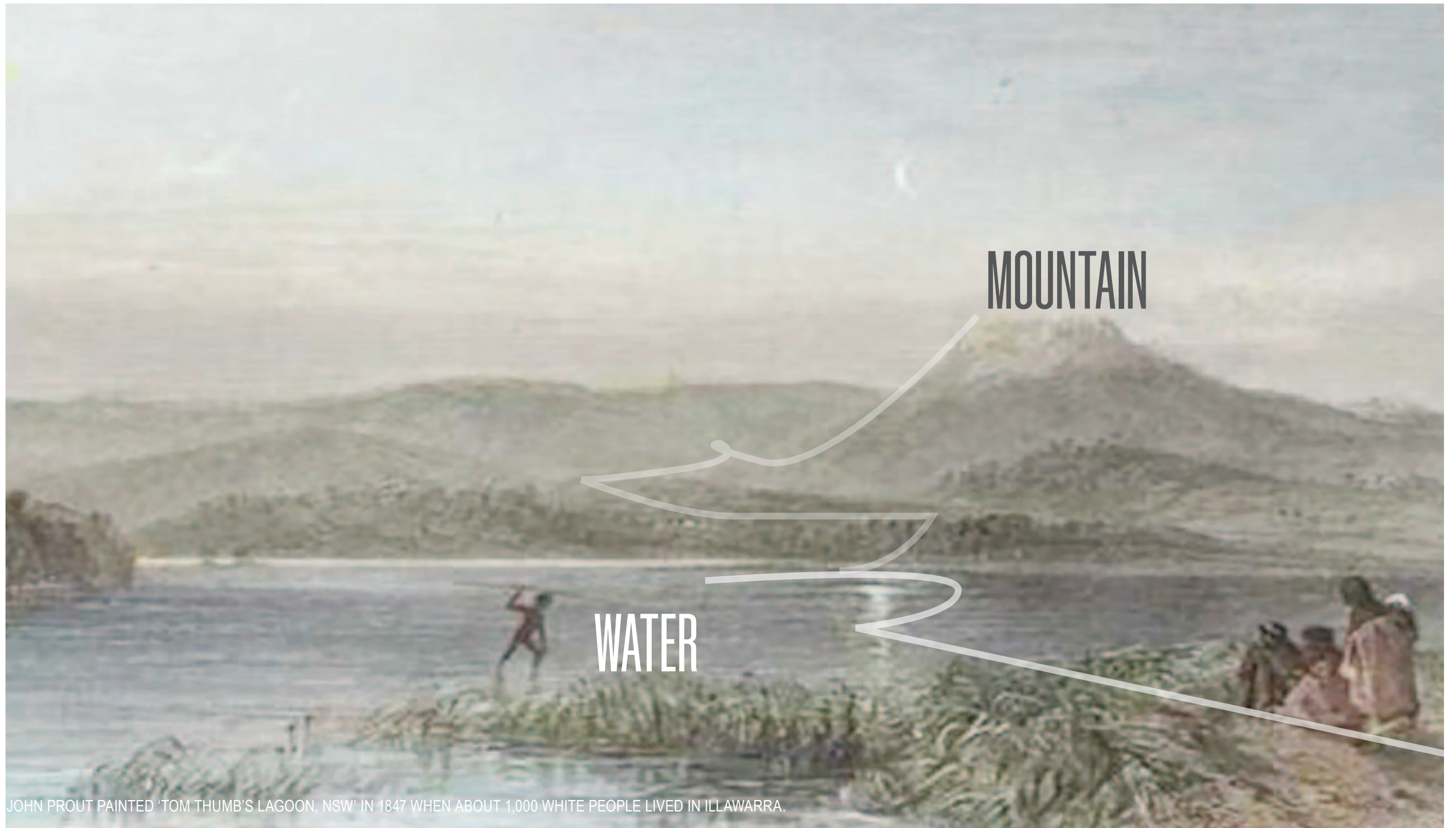
02 UNDERSTANDING COUNTRY

WALK ON COUNTRY

20TH OF SEPTEMBER 2024



DHARAWAL PEOPLE



JOHN PROUT PAINTED 'TOM THUMB'S LAGOON, NSW' IN 1847 WHEN ABOUT 1,000 WHITE PEOPLE LIVED IN ILLAWARRA.

CONCEPTS



MOUNTAIN AND WATER

Learn from Elements to shape massing

Wind

- Building forms that slow the passage of wind through the site.

Water Flow

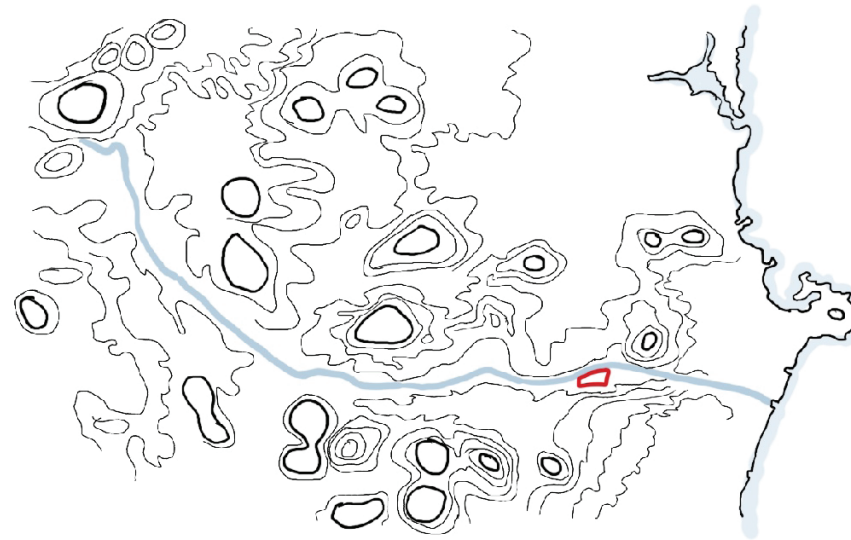
- Ecosystems to feed off the natural flow of water.
- Incorporate Water Sensitive Urban Design strategies.
- Permeable Surfaces.

Mountain / water

- Respect natural vistas of the site.

Materiality

- Natural palette speaking to Country and Place.
- Endemic species.



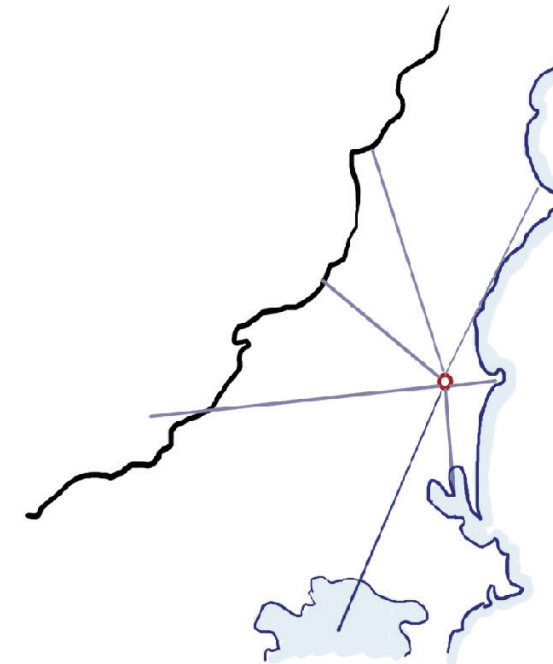
HEALING AND BELONGING

- Give back to the site by retaining and regenerating existing ecology and endemic species.

- Places for respite, shelter and hiding.

- Weaving in natural elements and deepening our connection to Country.

- Ensure that the design process respectfully incorporates Indigenous knowledge and practices.

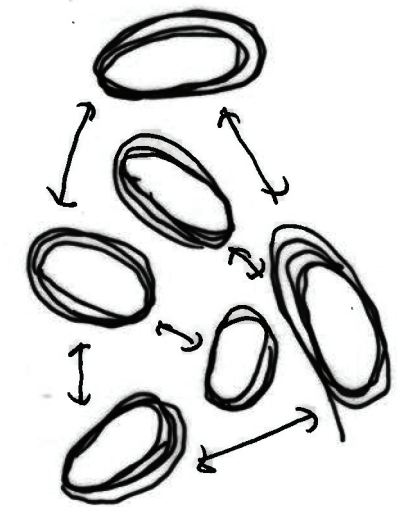


CONNECTIONS & PERMEABILITY

- Pathways designed with the principle of Reciprocity in mind, by incorporating natural elements that encourage regeneration and foster a deep respect for the land.

- North-south connections from Burelli to Crown street

- Promote pedestrian movement, exploration and meandering through the site.



VILLAGE OF COMMUNITIES

- Family of buildings with diversity in form, height and scale relating to context.

- Variety of communal amenities.

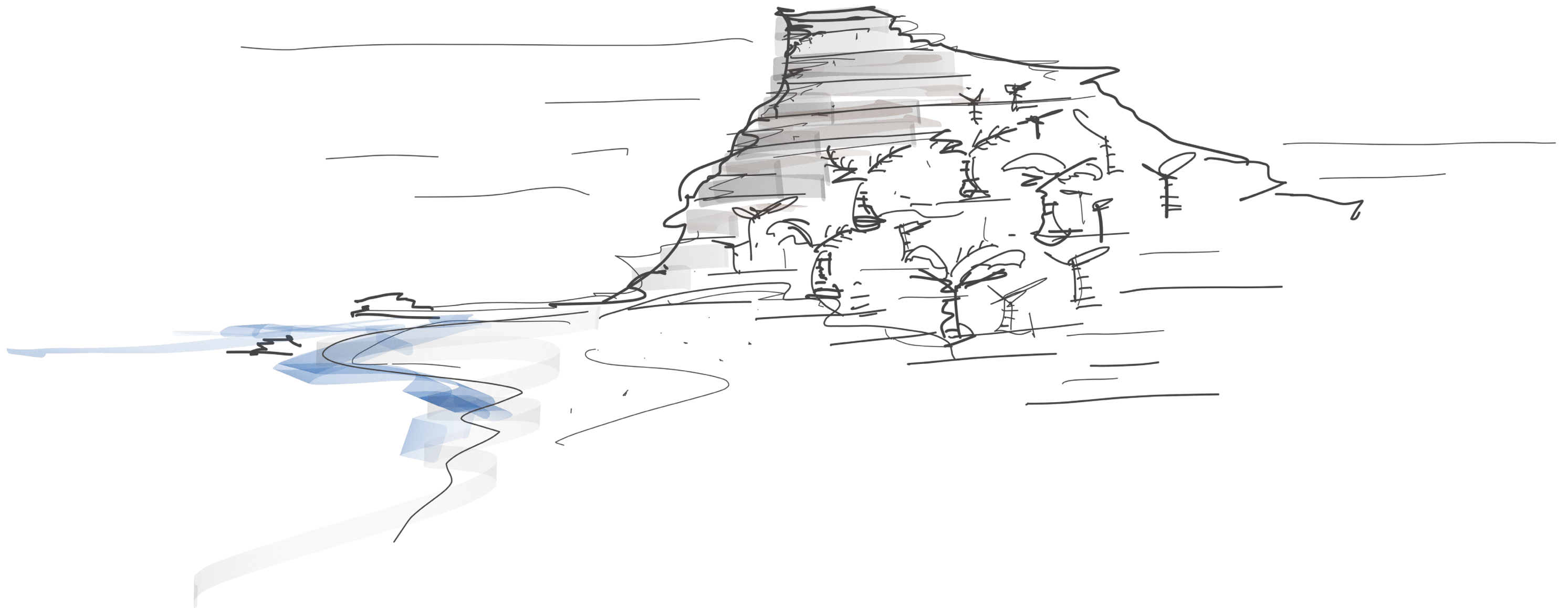
- Communities for tending to native edibles.

- Three dimensional communal ground plane that ties the buildings together.

- Fostering a sense of belonging within the community establishes Reciprocity - as every individual contributes to and enriches the collective experience of the place.

DESIGN PRINCIPLES

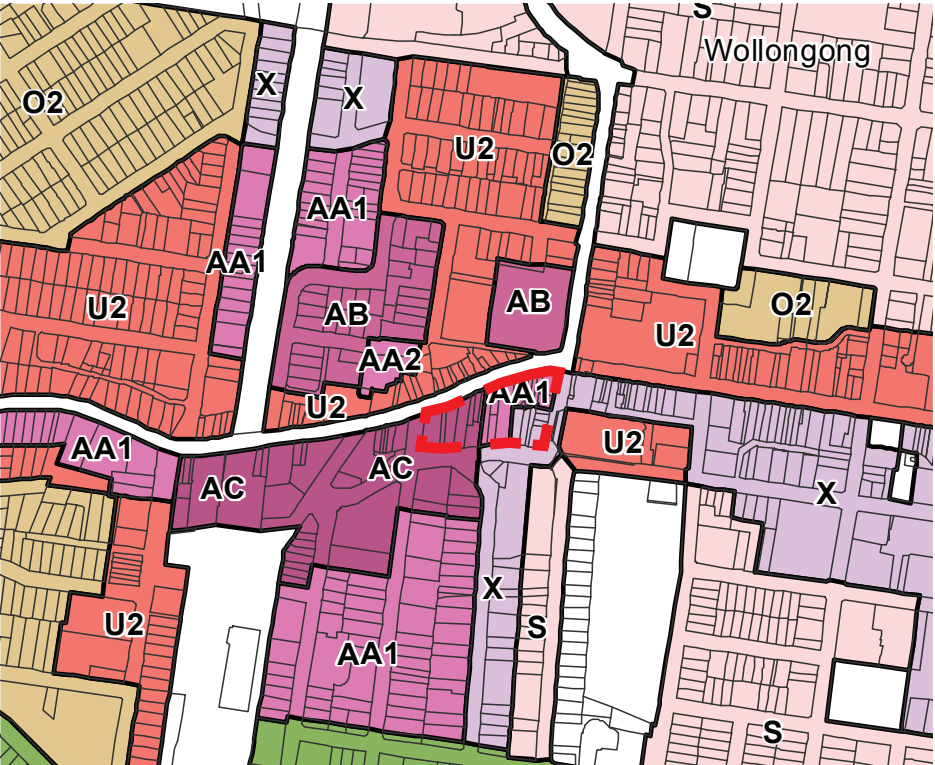
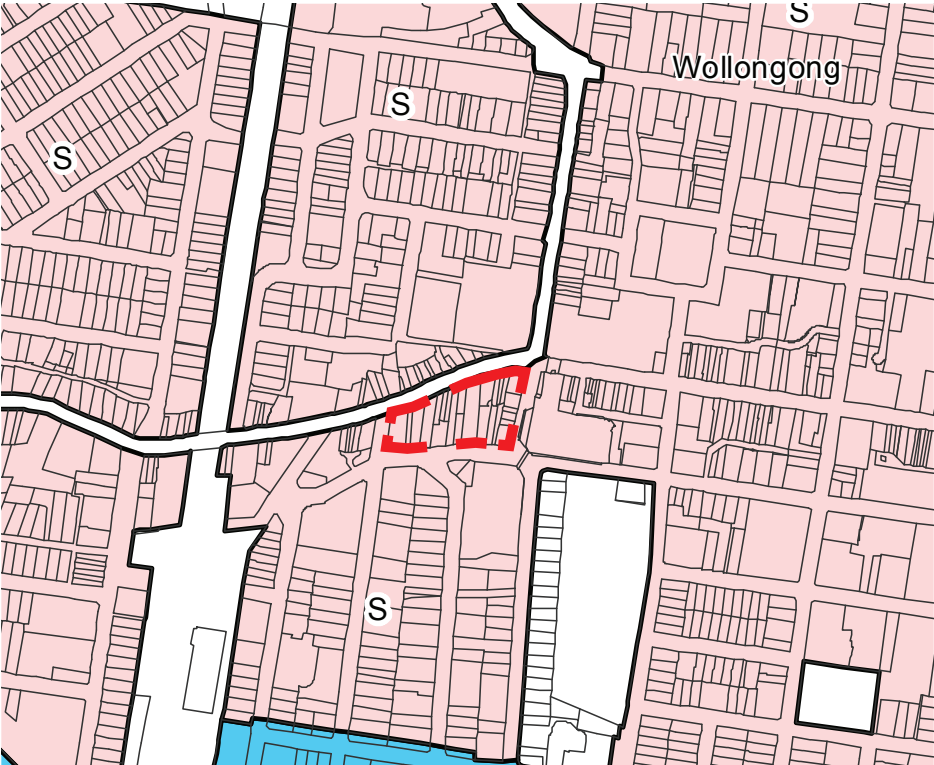
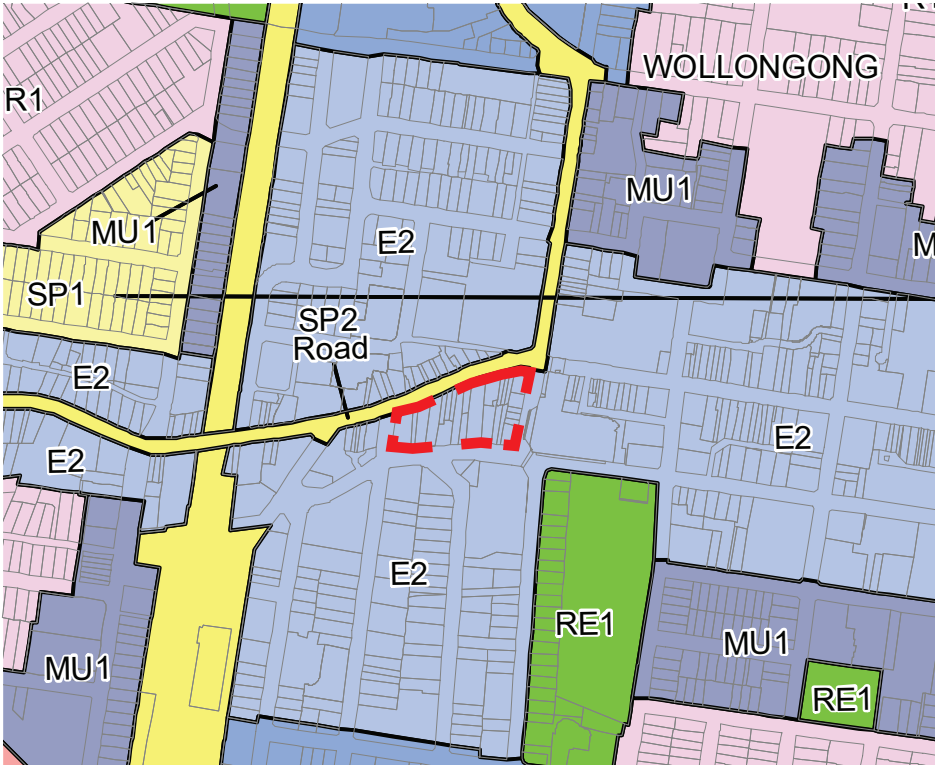
- Palette & textures that reflect Country & Place
- Connection between Mountain and ocean through materiality & outlook
- Climate responsive facades



03 SITE ANALYSIS

LEP CONTROLS

WOLLONGONG LEP 2009



Zone

C1

National Parks & Nature Reserves

C2

Environmental Conservation

C3

Environmental Management

C4

Environmental Living

E1

Local Centre

E2

Commercial Centre

E3

Productivity Support

E4

General Industrial

E5

Heavy Industrial

MU1

Mixed Use

R1

General Residential

R2

Low Density Residential

R3

Medium Density Residential

R4

High Density Residential

R5

Large Lot Residential

RE1

Public Recreation

RE2

Private Recreation

RU1

Primary Production

RU2

Rural Landscape

RU4

Primary Production Small Lots

SP1

Special Activities

SP2

Infrastructure

SP3

Tourist

W1

Natural Waterways

W2

Recreational Waterways

W3

Working Waterways

W4

Working Waterfront

PRE

SEPP (Precincts-Regional) 2021

TIN

SEPP (Transport and Infrastructure) 2021

LEP Clause 4.4A - Wollongong City Centre

Table		Residential	Non-Residential
Column 1	Column 2	Column 3	Column 4
Zone E2 Commercial Centre	Site area of any size and no street frontage equal to or greater than 20 metres	1.5:1	1.5:1
	Site area less than 800 square metres and a street frontage equal to or greater than 20 metres	2:1	3.5:1
	Site area equal to or greater than 800 square metres and less than 2000 square metres and a street frontage equal to or greater than 20 metres	As set out in subclause (3)	As set out in subclause (3)
	Site area equal to or greater than 2000 square metres and a street frontage equal to or greater than 20 metres	3.5:1	6:1

Maximum Building Height

A

3

I

8

J

9

L

11

M

12

N

13

O1

15

O2

16

Q

20

S

24

U1

30

U2

32

X

48

AA1

60

AA2

65

AB

80

AC

120

30% Housing SEPP Bonus

62.4m

78m

156m

The only heritage-listed building on the site is the former Marcus Clark Building, which occupies the western portion of the site and has prominent frontages to Crown Street, Atchison Street, and Burelli Street. This building is recognized as a heritage item under the Wollongong Local Environmental Plan (WLEP) due to its historical and architectural significance.

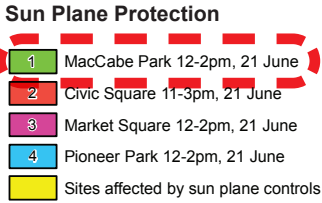
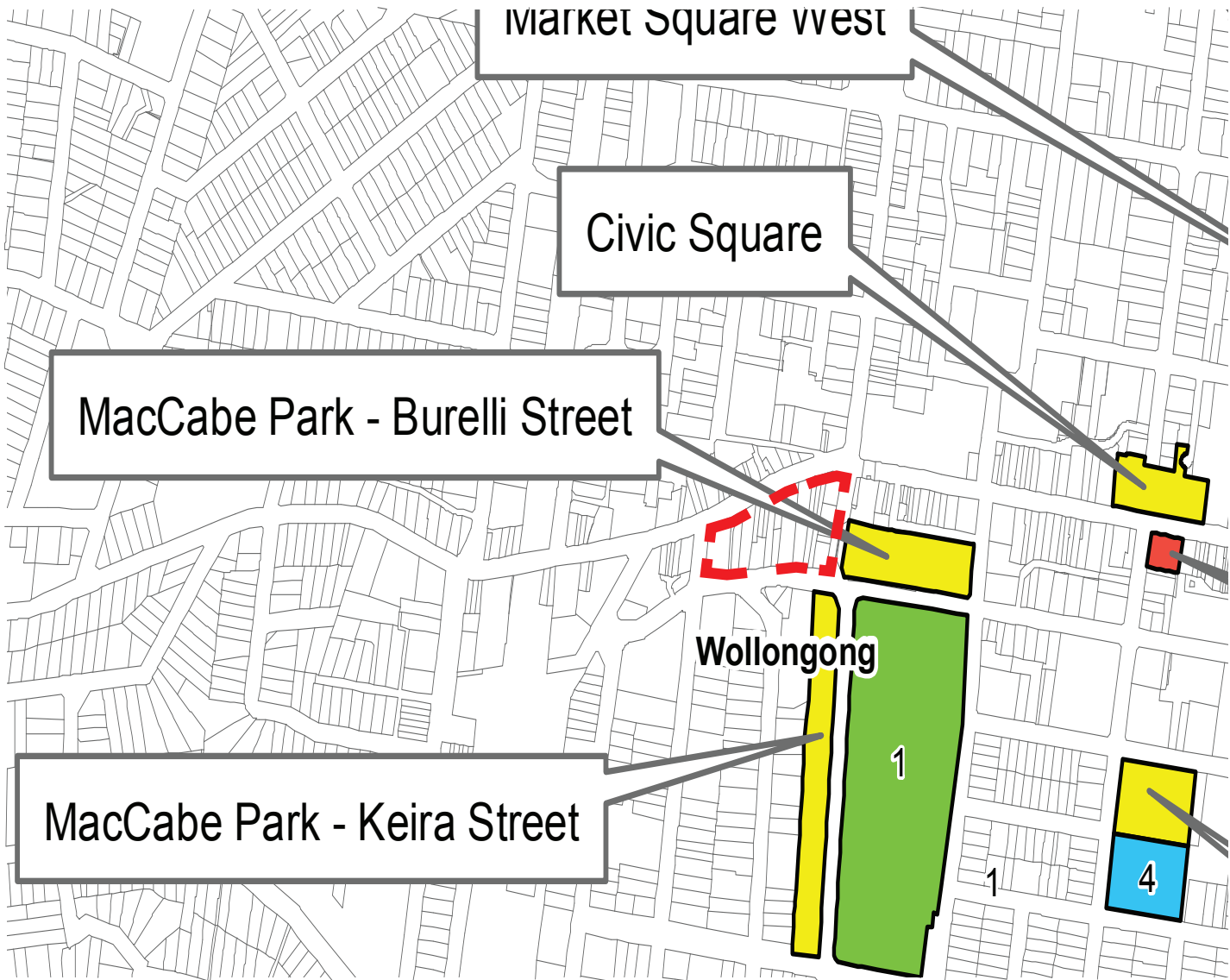
 Heritage Conservation Area - General
 Heritage Conservation Area - Landscape
 Heritage Item - General
 Archaeological Site
 Heritage Item - Landscape

LEP CONTROLS

WOLLONGONG LEP 2009

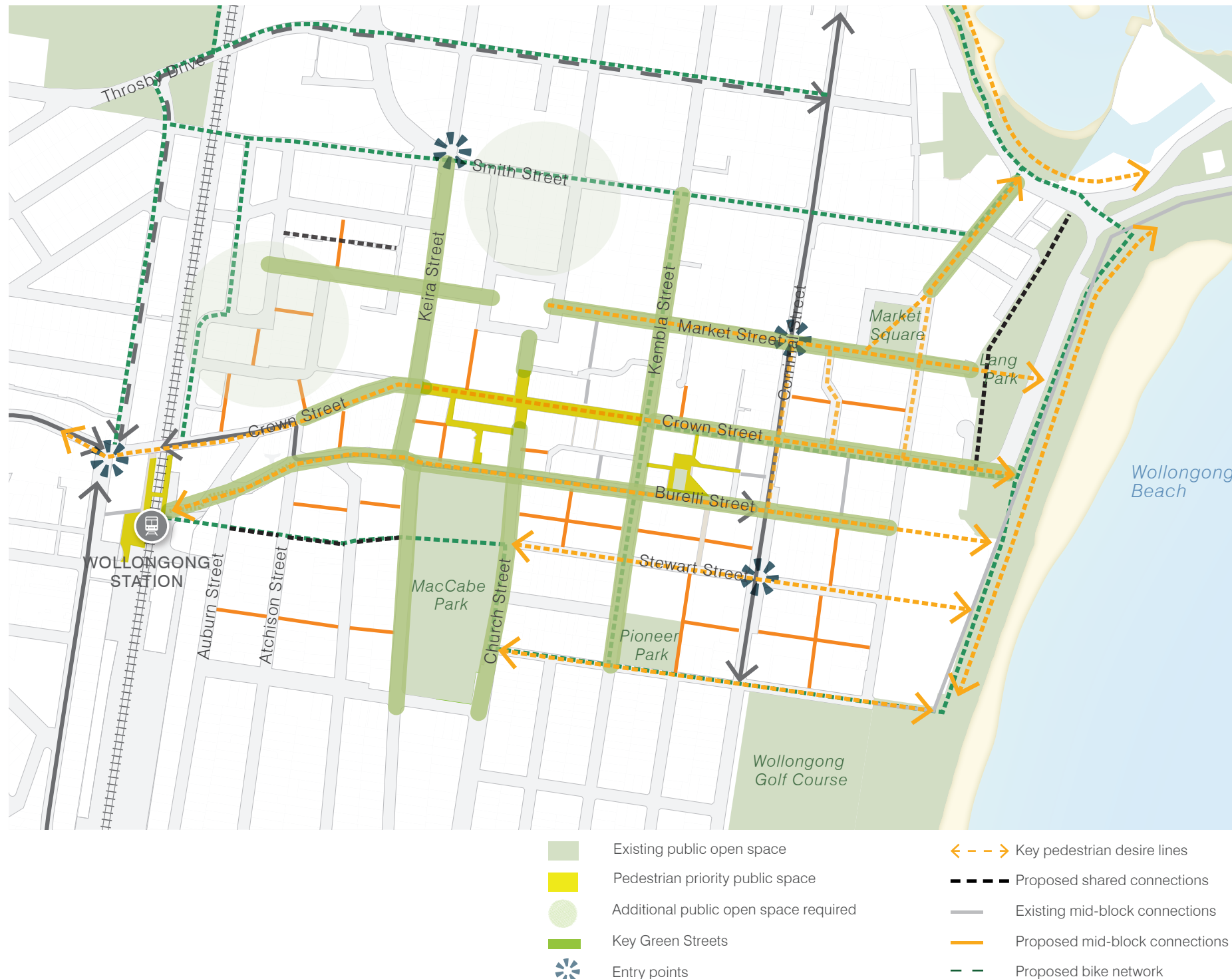
MacCabe Park is a public park located in the southern part of Wollongong’s CBD, bordered by Church Street, Keira Street, Burelli Street, and Ellen Street. The park features a playground, a youth centre, the Nike sculpture, a war memorial, and an art gallery, along with a man-made hill and amphitheatre at its southern end. Surrounded by shops and commercial properties, MacCabe Park is set to expand as the city acquires surrounding buildings. Established in 1855, it serves as a key recreational and cultural space for the community and is situated to the southeast of the proposed development.

While the proposal 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.



*The site is not affected by this clause.

WOLLONGONG CITY CENTRE URBAN DESIGN FRAMEWORK



Objective

A green and walkable City

A significant increase to the City's tree canopy contributes to a green, walkable and sustainable city. Attractive and revitalised public spaces support an active and healthy community and are a catalyst for economic growth in the city. The city grid is clear and permeable and facilitates walkability.

In alignment with the city's objective of increasing the tree canopy and enhancing walkability, our proposal integrates a lane way and plaza throughout the site, which contribute to both the green, sustainable character and the permeability of the urban fabric. The landscaping around these spaces has been thoughtfully designed to support an attractive and revitalised public realm, encouraging active engagement and a healthier community. These areas provide well-connected, vibrant public spaces that not only foster social interaction and well-being but also serve as a catalyst for economic growth by enhancing the area's appeal.

The integration of these pedestrian-friendly spaces into the development ensures that the city grid remains clear and permeable, facilitating easy movement and access for residents, visitors, and the broader community. This approach contributes to a more walkable and sustainable city environment, fully supporting the goals outlined in the urban design vision.

WOLLONGONG CITY CENTRE URBAN DESIGN FRAMEWORK



- ← → Key Public Views
- * Solar access protected
- Low-scale street wall
- Heritage + Character buildings
- ⊕ Topographic high points
- Flooding extent (2015)
- Coastal Management SEPP
- Spine of tall buildings through commercial office precinct
- Building scale reduces through the City support area as the city transitions towards the coast and surrounding residential

Objective

An attractive and diverse city in a unique natural and historic setting

Clear planning controls preserve the unique historic character of Wollongong's precincts. Renewal at all scales is encouraged and this creates an interesting built fabric. Built form variety creates a recognisable city skyline, celebrates the natural setting and is human scale.

The proposal respects and enhances the distinct character of Wollongong's city centre by retaining and restoring the facades of both the heritage-listed Marcus Clark building and the locally significant Grand Hotel. These elements contribute to the continuity of the area's historic identity, while integrating them into a contemporary development that supports thoughtful urban renewal.

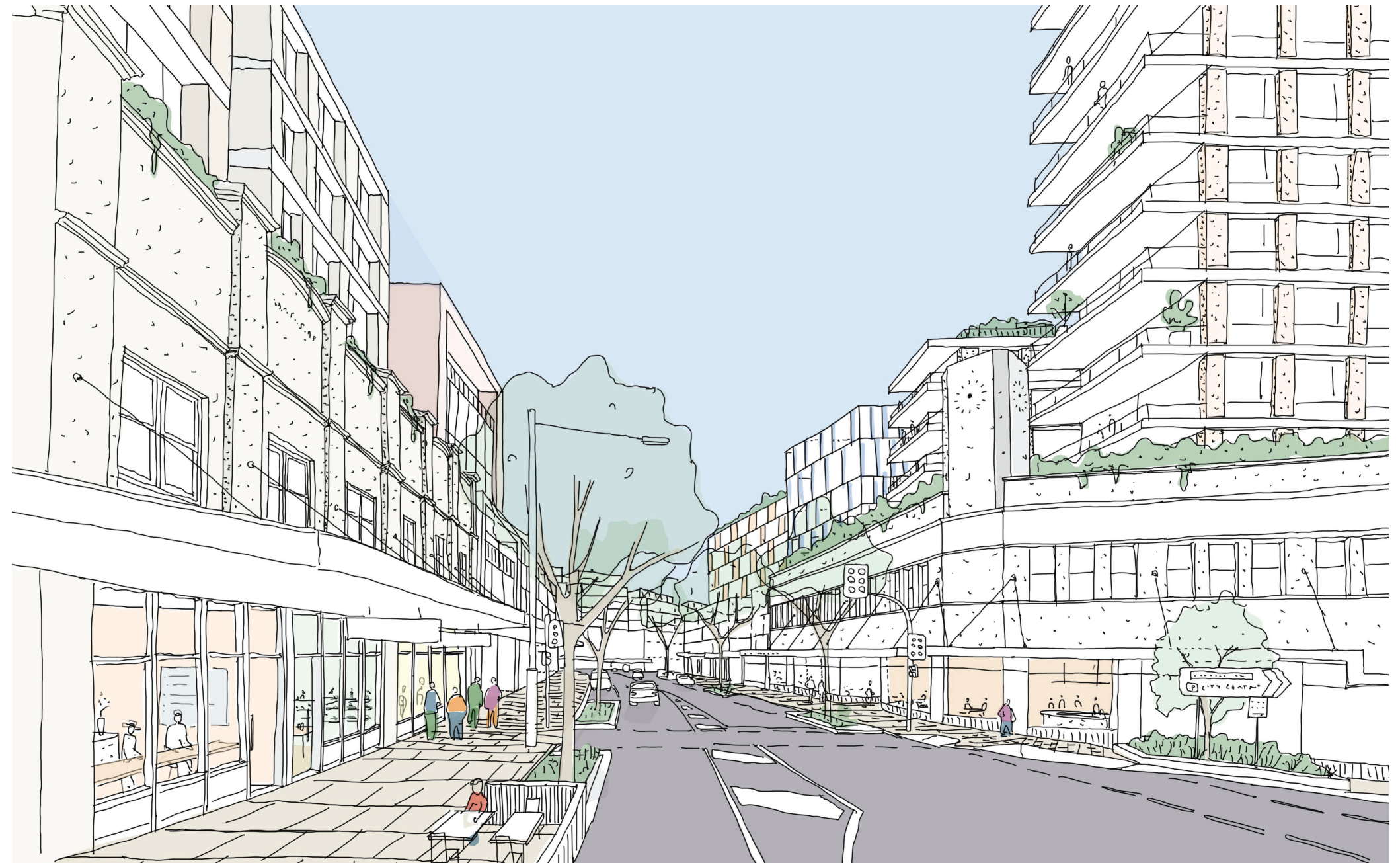
The podium façade along Crown Street has been designed to respond sensitively to the scale, rhythm, and materiality of the adjacent heritage structures. This approach ensures a cohesive streetscape while introducing architectural variety that adds richness to the urban experience.

The development contributes to a diverse and engaging skyline, balancing modern built form with contextual awareness, and reinforcing a strong sense of place that aligns with Wollongong's evolving identity and natural setting.

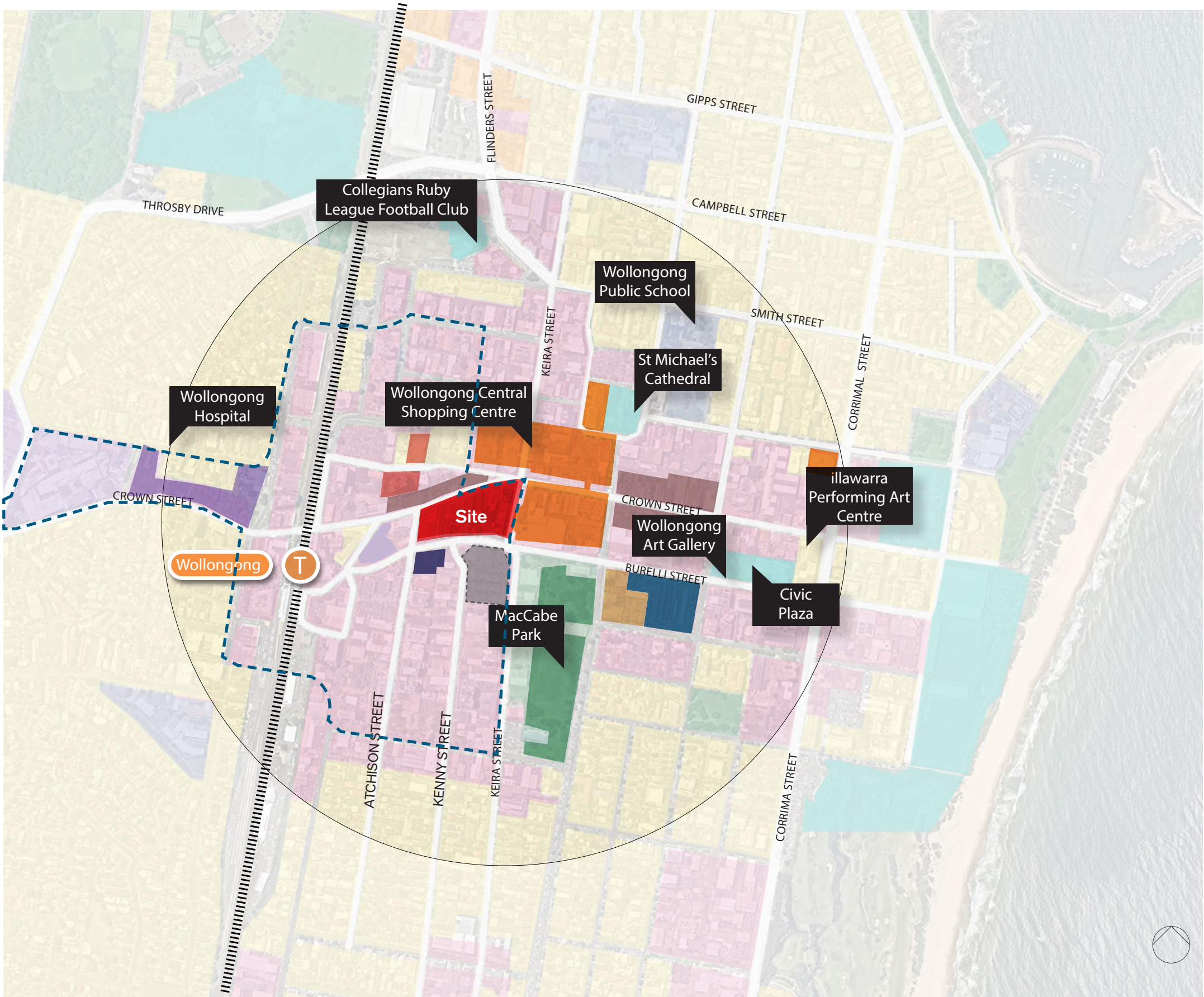
WOLLONGONG CITY CENTRE URBAN DESIGN FRAMEWORK

“Crown and Keira Streets are high quality pedestrian streets offering increased pedestrian amenity with street trees, widened footpaths, outdoor dining and reduced traffic.

The precinct is full of vibrant shopfronts and restaurants which preserve the fine scale and historic role of Crown and Keira Streets as a great place to socialise, eat, shop and do business.”



SURROUNDING CONTEXT



LEGEND

- Residential
- Large Format Retail
- Mixed Use
- Education
- Hospital
- Community / Recreation
- Open Space
- Key Redevelopment area

ROAD NETWORK

The proposal is well located within the Wollongong City Centre.

Positioned just 280 metres walking distance from Wollongong Train Station, the site benefits from strong public transport links to the wider Illawarra region and Sydney CBD.

The site is also well serviced by multiple nearby bus stops along Crown St, Burelli St, and Keira St.



EXISTING OUTLOOK OPPORTUNITIES

A high-level study of the existing outlook opportunities from the subject site.

Low (0-10 Levels)

These levels enjoy unobstructed views to the south-east to MacCabe Park. However, there are many surrounding existing developments that limit outlook from our site to the north-east and west.

Mid - High (10-30 Levels)

These levels enjoy unobstructed panoramic views of the district to the north, east, and south, with views of the coast at higher levels. There are a few neighbouring developments that limit views to the north-west and west.

High (30+ Levels)

These levels enjoy unobstructed 360 degree panoramic views of the surrounding district, escarpment and coast.

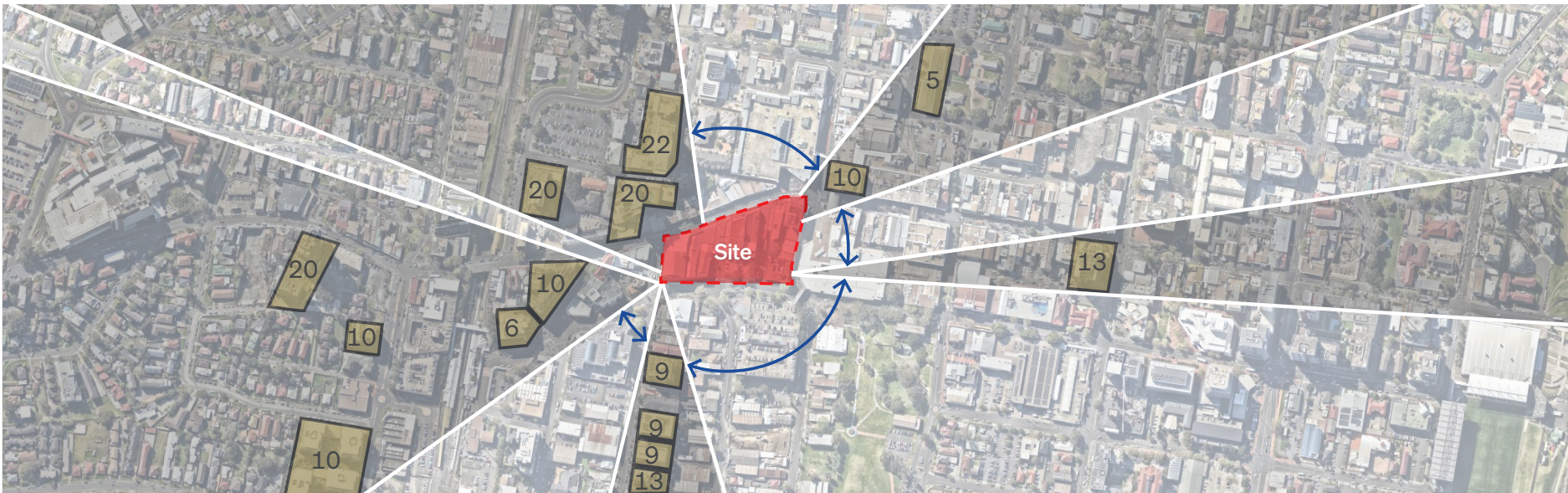
LEGEND

Subject Site

View cone

Existing Building

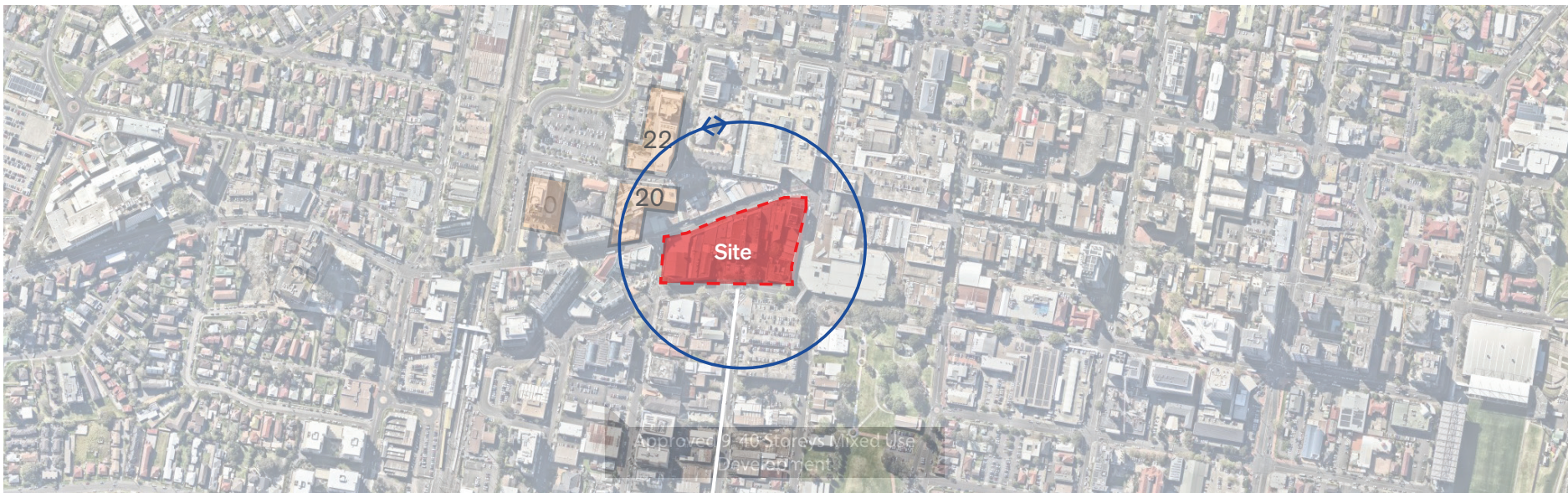
Open View



Low - (0-10 Levels)



Mid - High (10-30 Levels)

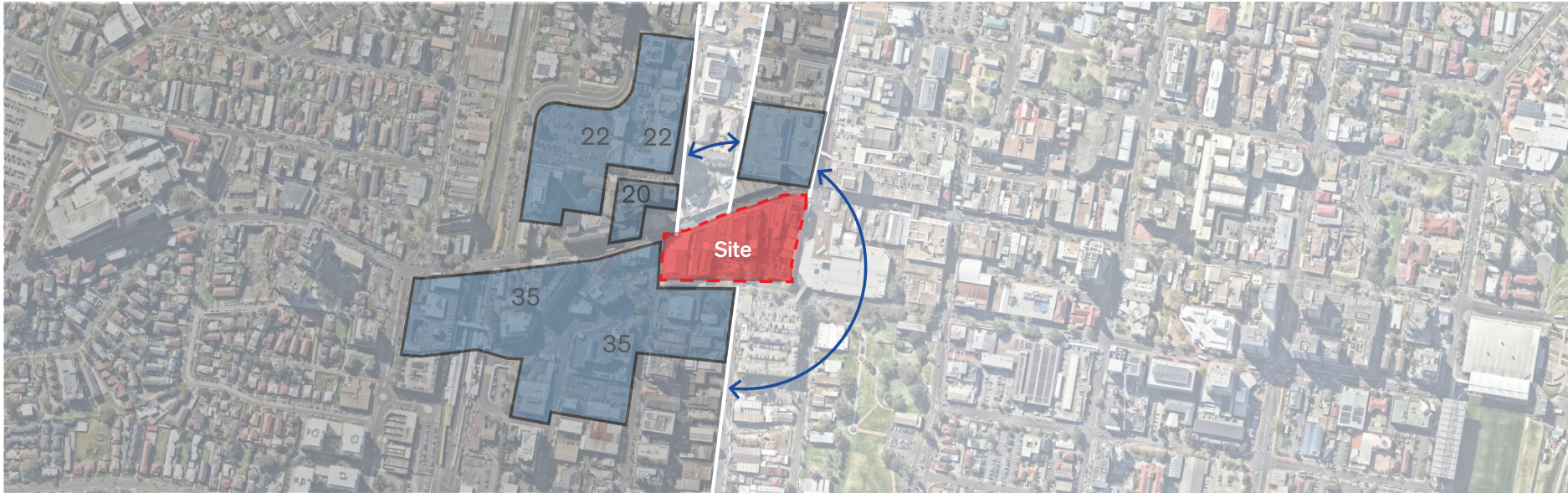


High - (30+ Levels)

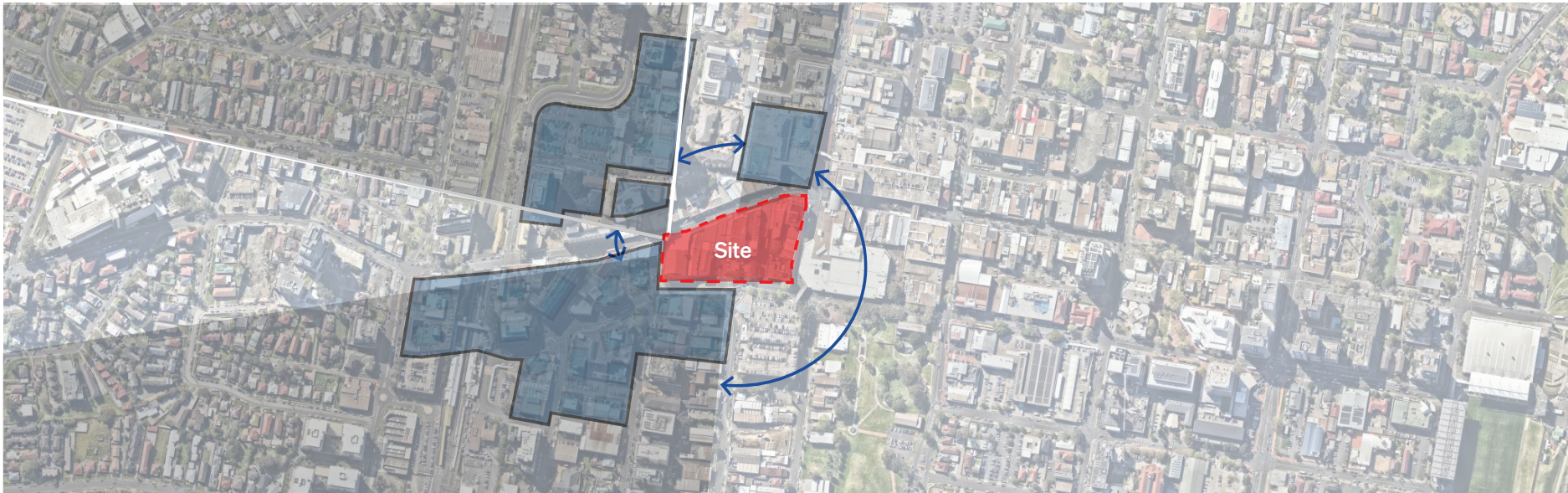
FUTURE OUTLOOK OPPORTUNITIES

We conducted a high-level study of future outlook opportunities considering potential future developments (based on LEP Height Controls).

As shown, the majority of the unobstructed views across all levels is to the east, with views to the north and west at higher levels.



Low - (0-10 Levels)



Mid - High (10-30 Levels)



High - (30+ Levels)

LEGEND

Subject Site

View cone

Potential Future Building (LEP Height Control)

Open View

SITE ANALYSIS

SITE

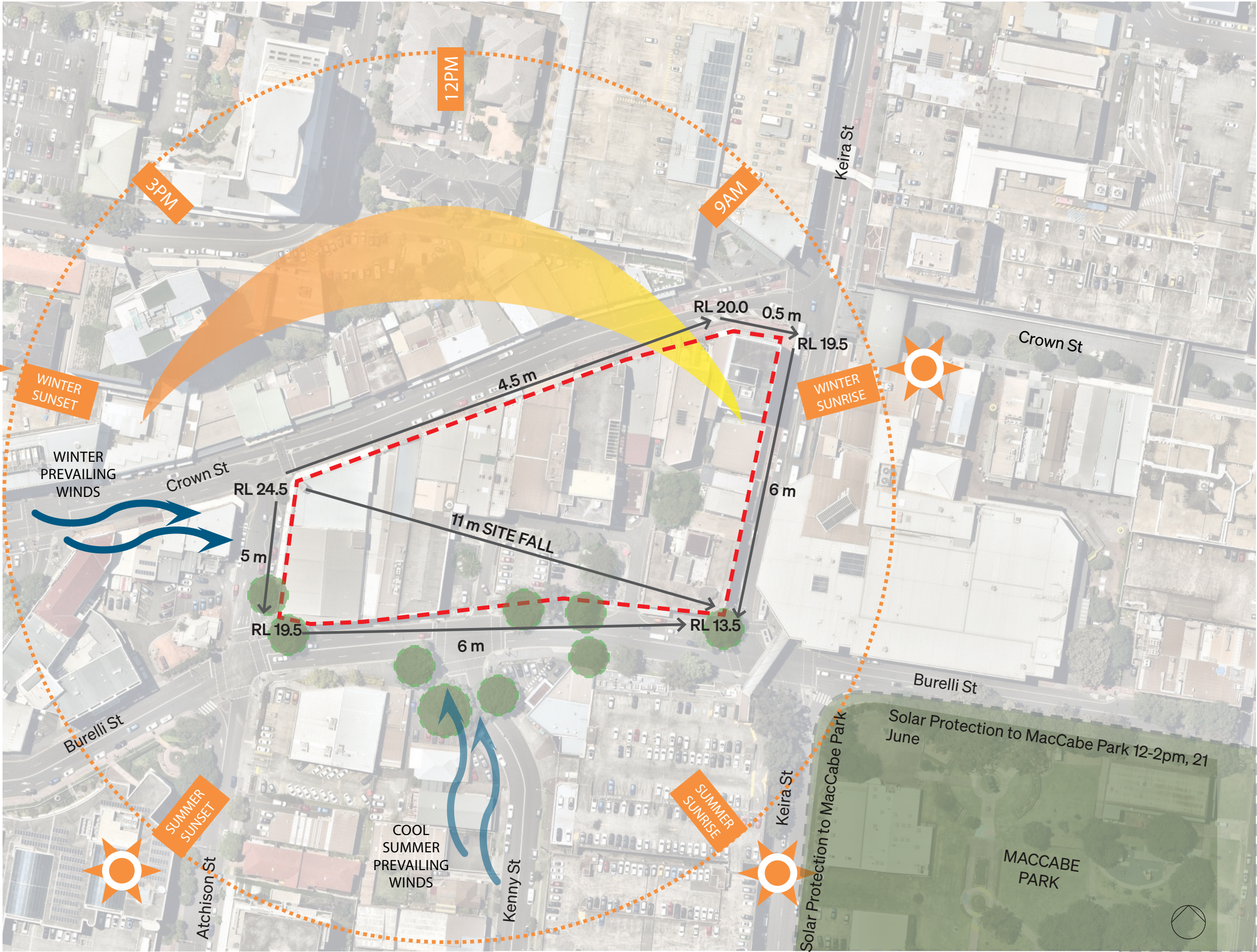
There is an 11m fall across the site from Crown St to Burelli St.

CLIMATE

The site enjoys solar access year round.

The site experiences cool prevailing winds from the south in summer, and cold prevailing winds coming down the escarpment from the west in winter.

- LEGEND
- Subject Site
 - Tree
 - Park
(No overshadow after 2 pm)
 - Wind



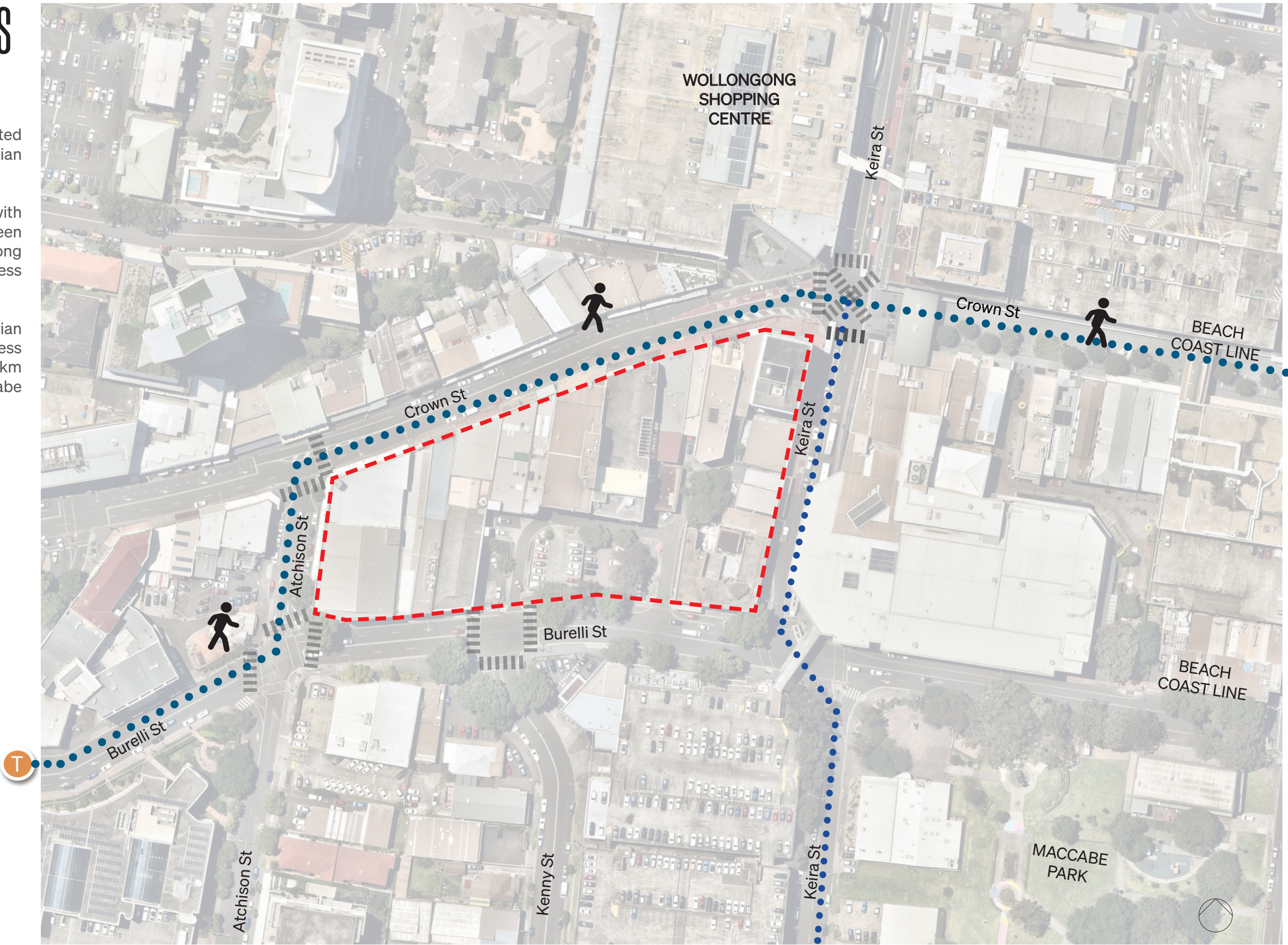
KEY MOVEMENTS

PEDESTRIAN

The site is centrally located within a busy pedestrian network.

Crown St is very active with pedestrians travelling between the train station and Wollongong Shopping Centre and business district.

There is also pedestrian movement from the business district to the beach (1km walking distance) and MacCabe Park.



- LEGEND**
- Subject Site
 - Pedestrian Route
 - Pedestrian Crossing
 - Shopping Centre Entry

KEY MOVEMENTS

VEHICLE

The site is located on the intersection of the classified road Crown Street and Keira Street.

Existing vehicle access to the site is located off Burelli St.

LEGEND

Subject Site

Main Traffic Movements

Service lane entry / exit



SURROUNDING STREET TOPOGRAPHY

Atchison Street



1. View from Atchison Street.



3. Intersection view from Crown & Atchinson Street.

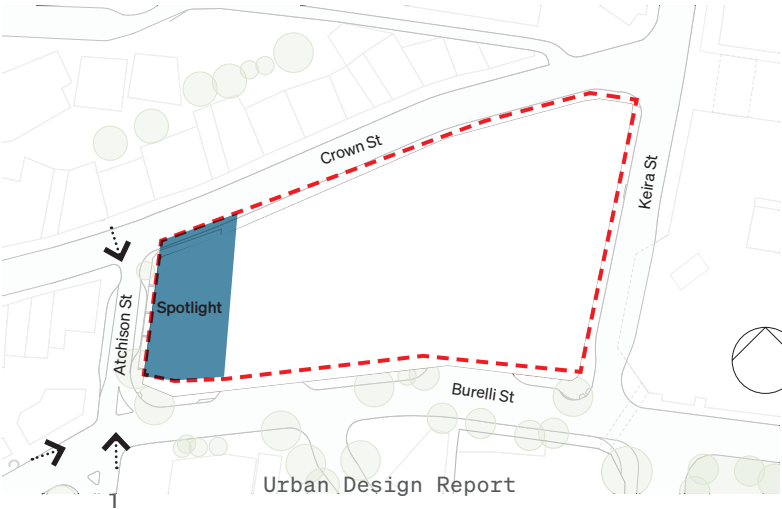


2. Intersection view from Burelli & Atchinson Street.

LEGEND

 Subject Site

 Heritage



SURROUNDING STREET TOPOGRAPHY

Keira Street



1. View from Crown Street mall.



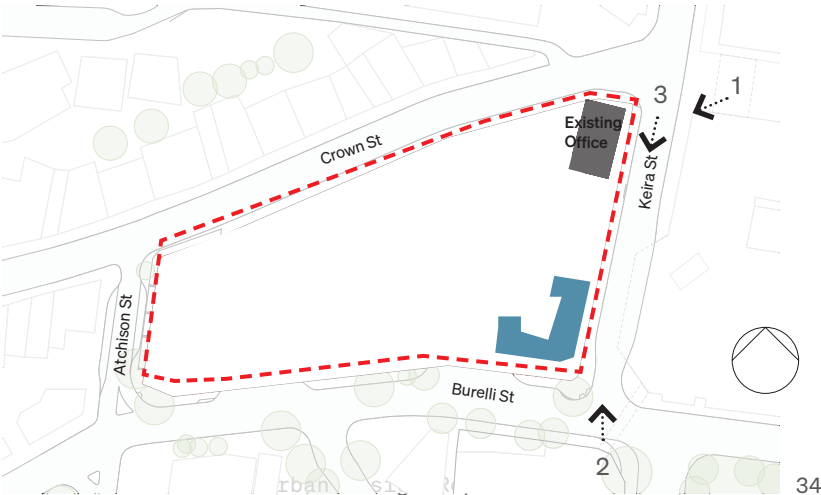
3. View from Keira Street.



2. Intersection view from Burelli and Keira Street.
DKO LAND AND FORM Ethos Urban Wollongong Developments NO.8 PTY LTD 221-273 Crown Street, Wollongong

LEGEND

- Subject Site
- Site Retaining
- Grand Hotel



SURROUNDING STREET TOPOGRAPHY

Burelli Street



1. Intersection view from Burelli & Atchinson Street.



3. View from Burelli Street.

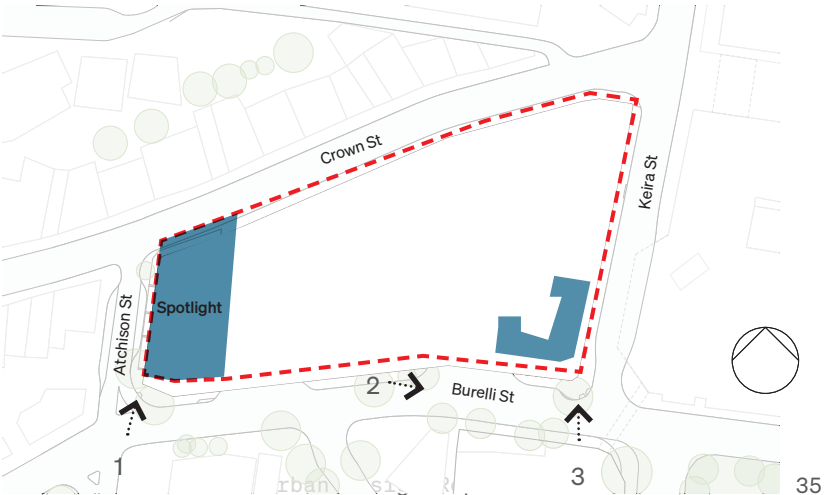


2. Burelli Street view.

LEGEND

 Subject Site

 Grand Hotel



SURROUNDING STREET TOPOGRAPHY

Crown Street



1. Princess Highway / Crown Street view.



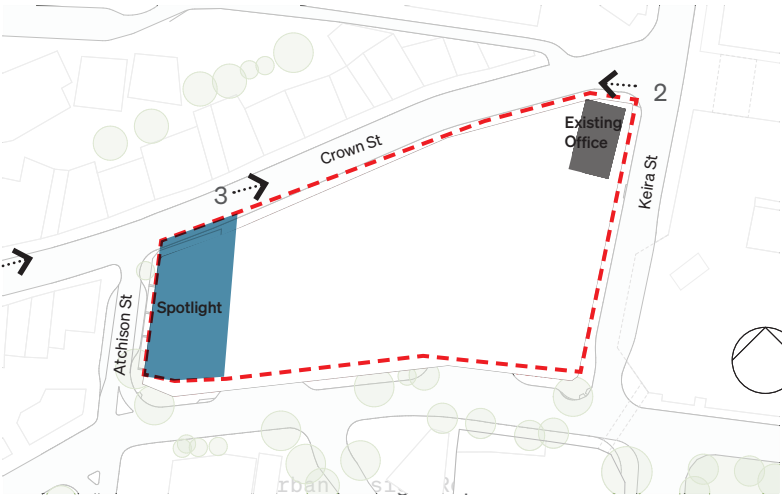
3. Crown Street view.



2. Crown Street view.

LEGEND

- Subject Site
- Potential of retaining structure
- Heritage



04 BUILT FORM AND URBAN DESIGN RESPONSE

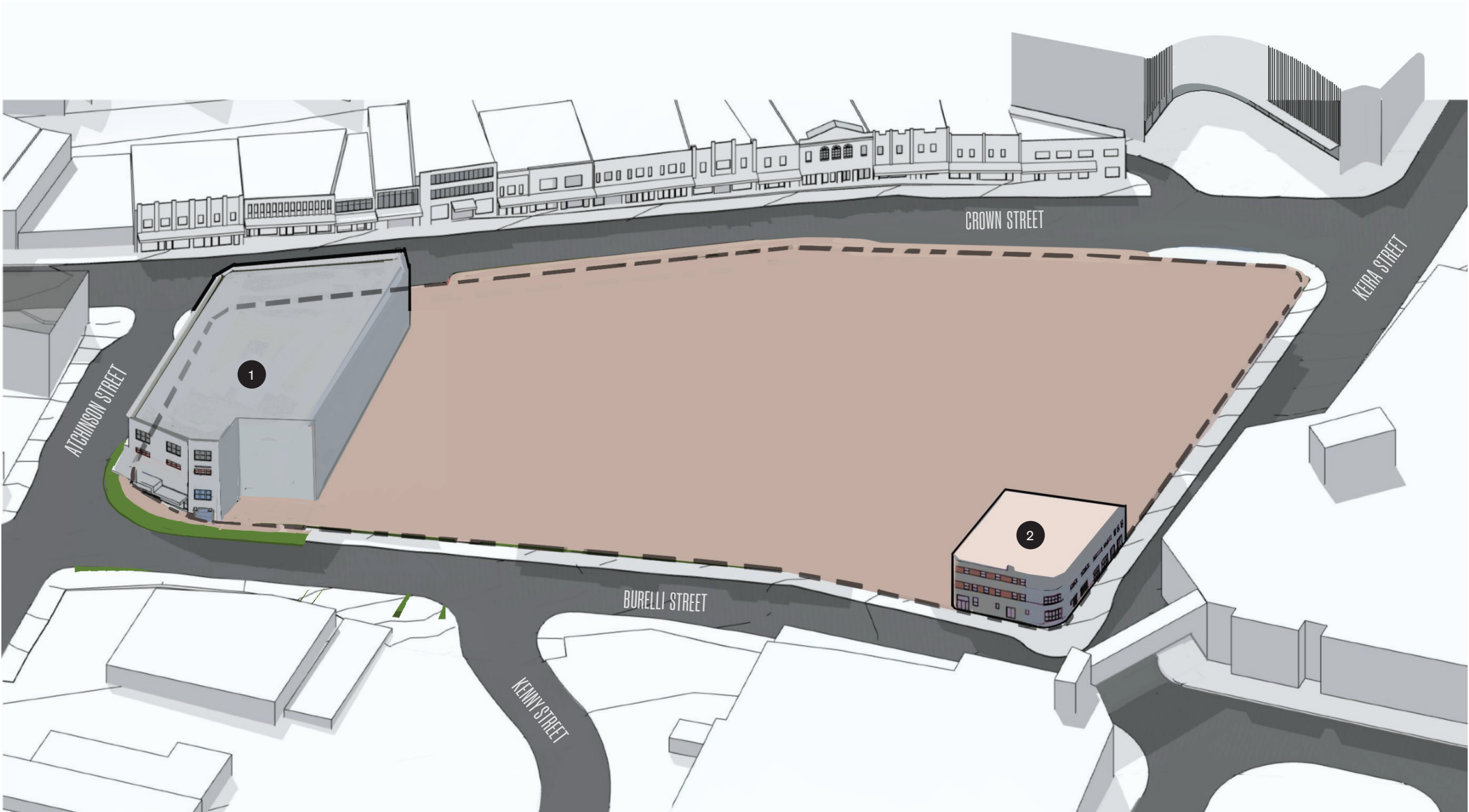
FACADE RETENTION

As part of the heritage conservation and character preservation strategy for the site, the initial step involves the retention of the heritage-listed façade of the Marcus Clark Building and the aesthetically significant, though non-heritage-listed, façade of the Grand Hotel.



KEY

- | | |
|-----------------------|---|
| Marcus Clark Building | 1 |
| Grand Hotel | 2 |



CROWN AND BURELLI STREET INTERFACES

In alignment with the envisioned future character of the Western Crown and Keira Street Precinct, the built form was set back.

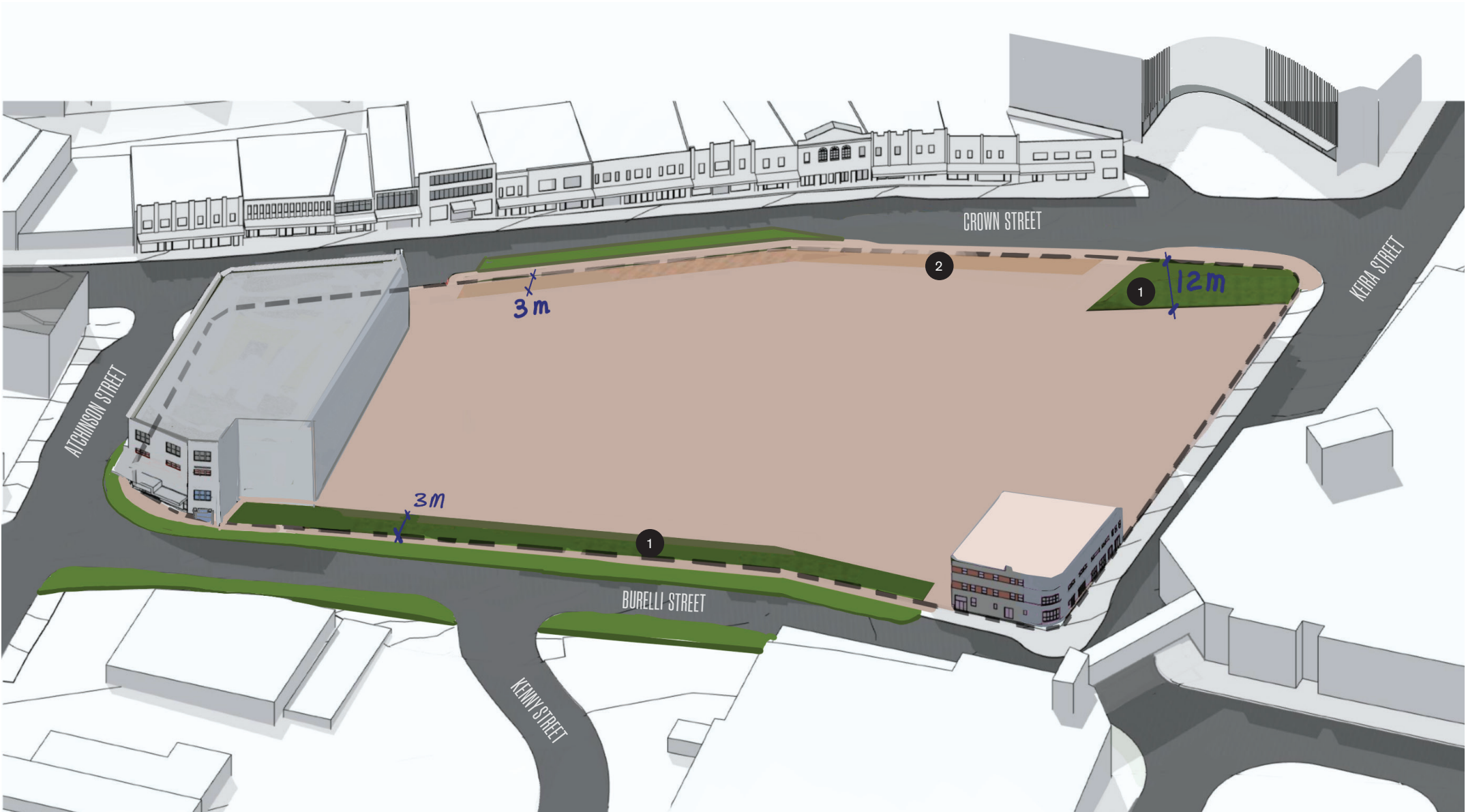
On Crown a 3m footpath widening is proposed to provide outdoor retail spill areas without compromising the footpath. To improve the green character it is proposed to provide planting blisters within the road reserve.

On Burelli Street a 6m deep soil setback is proposed starting the transition of Burelli into a key Green street.



KEY

- Deep soil setback 1
- Footpath increase 2



SHAPE DISTINCT IDENTITIES AT GROUND LEVEL

Two distinct connections between Crown and Burelli Streets are proposed.

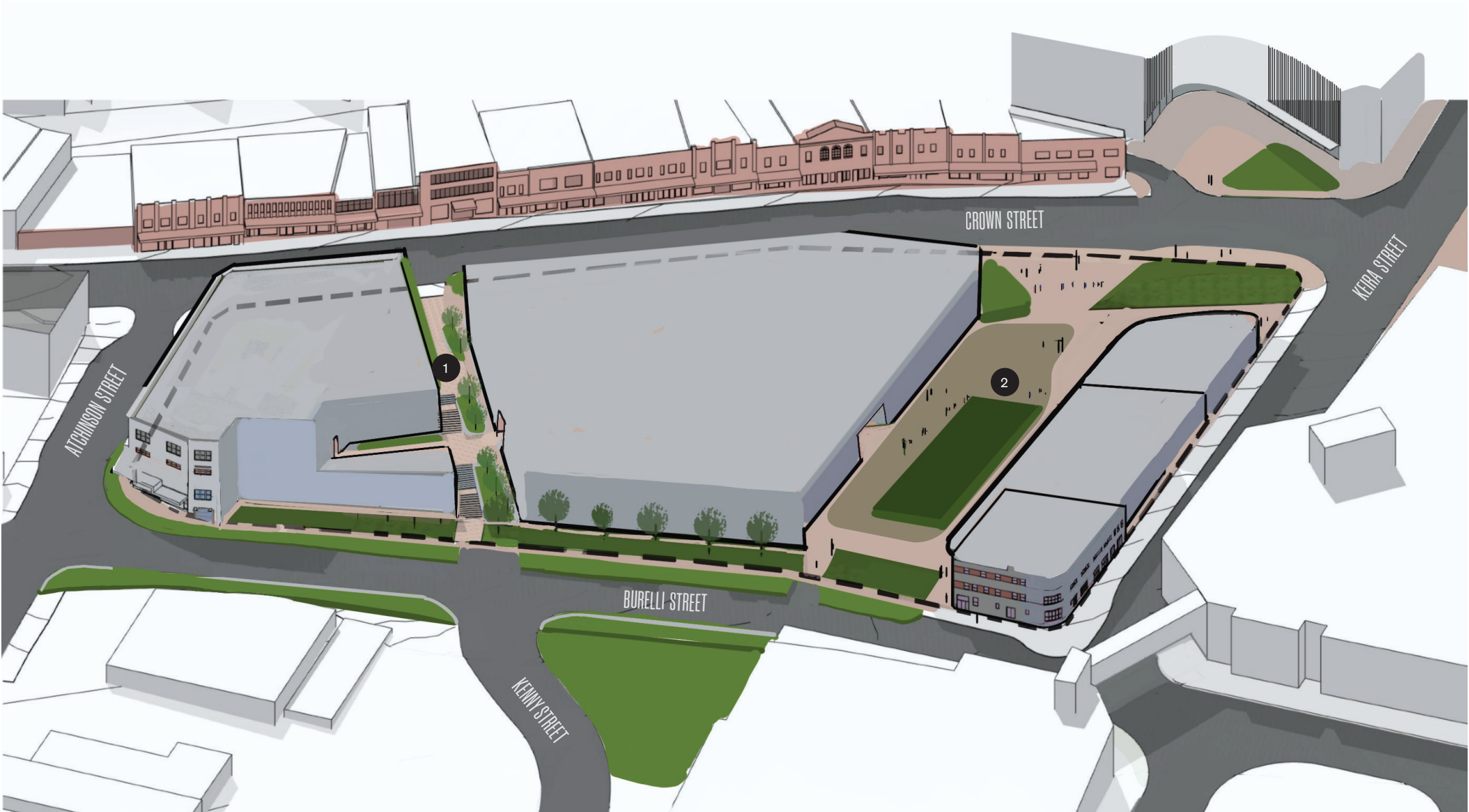
To complement Wollongong's rich network of laneways a connection from Kenny street to Crown is proposed. This Laneway will transition from the commercial character of Burelli to the fine grain retail of Crown.

On the interface of the commercial and hotel edges we are proposing to have a larger plaza with active retail edges.



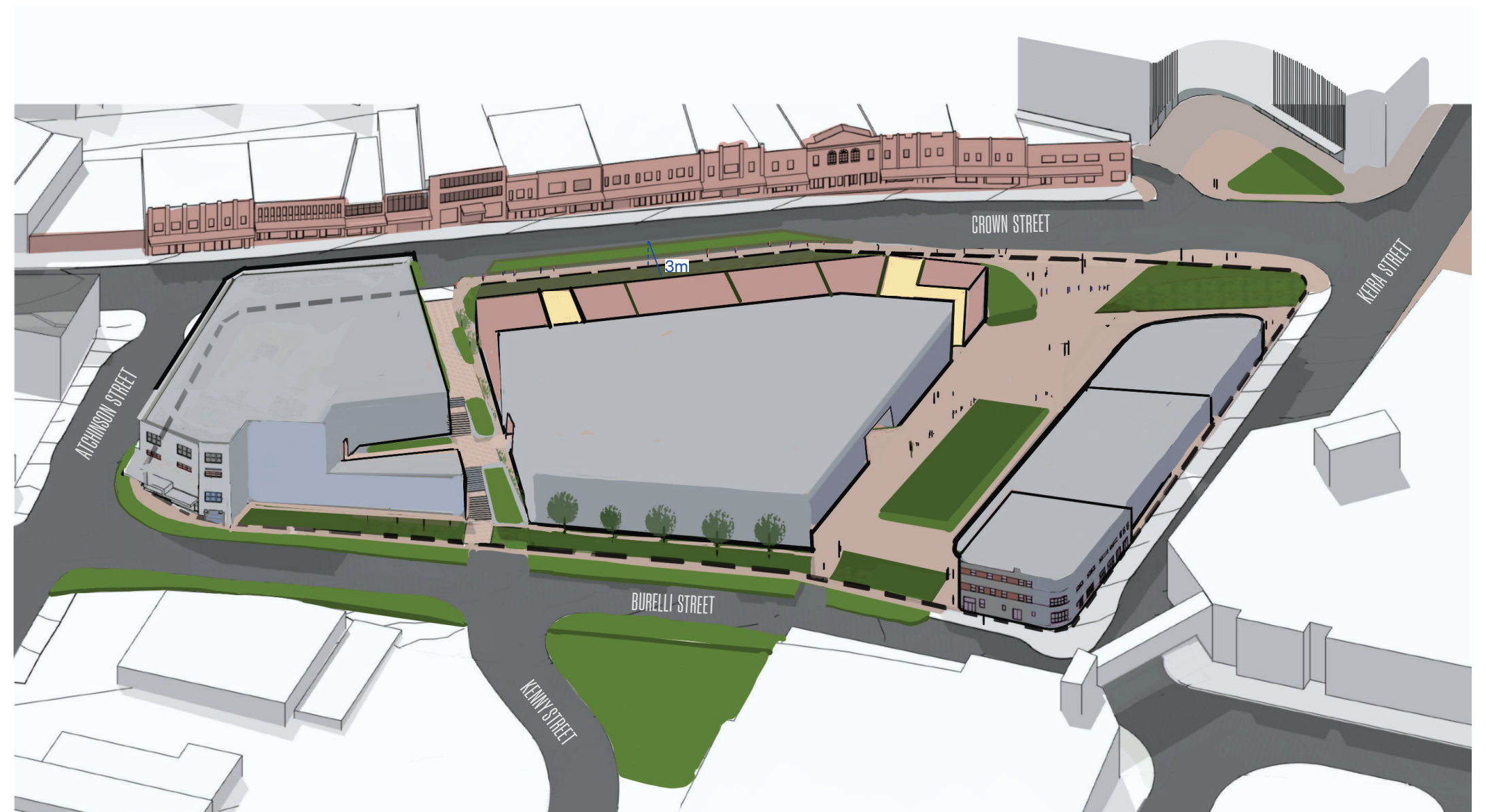
KEY

- Laneway 1
- New Plaza 2



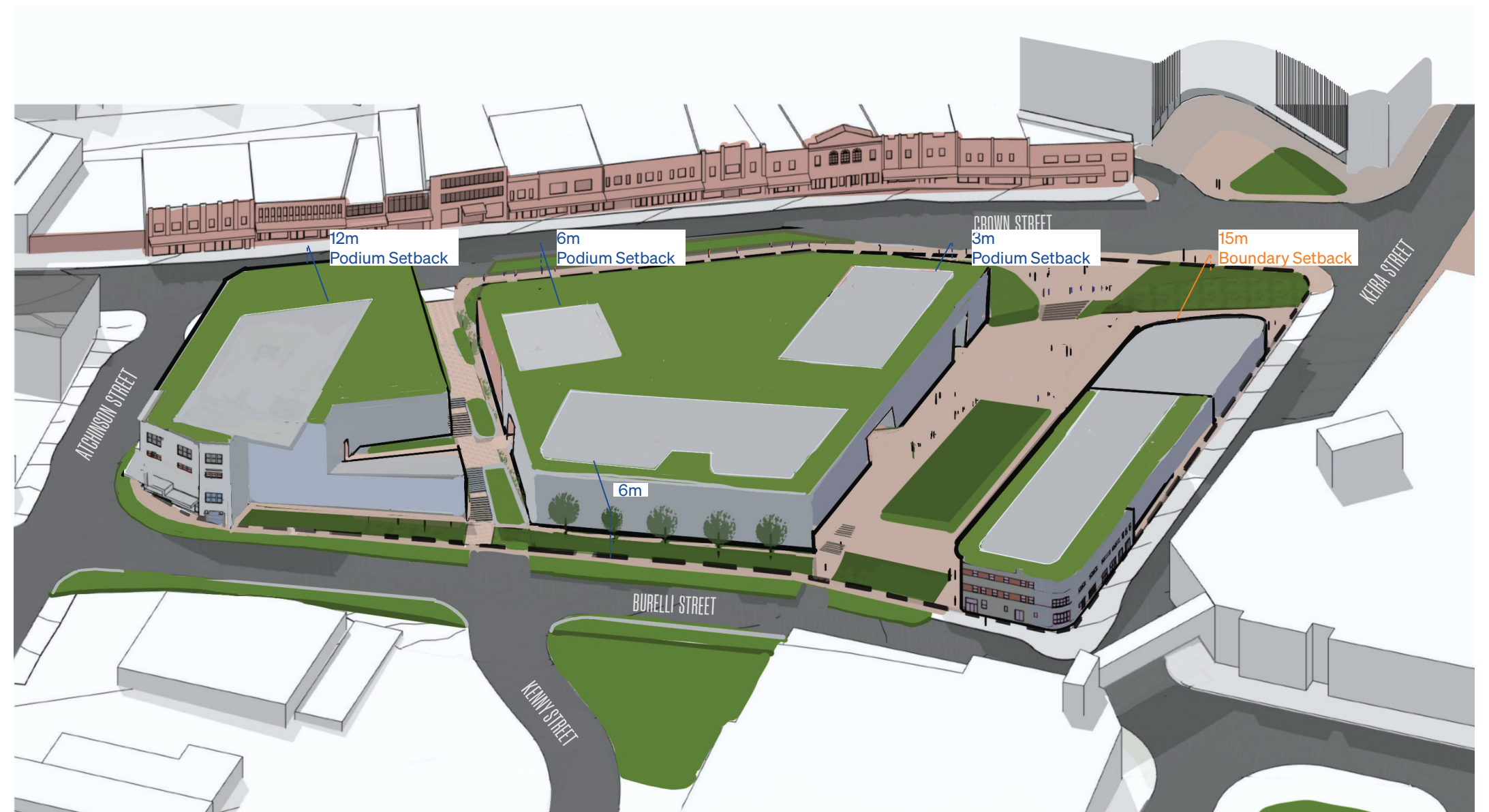
RETAIN CROWN STREET DOUBLE HEIGHT CHARACTER

To preserve the character of Crown Street as a high street, the podium height to reflect the same character in height and scale with the the stepped awning.



TOWER FORMS RECESSIVE FROM CROWN STREET

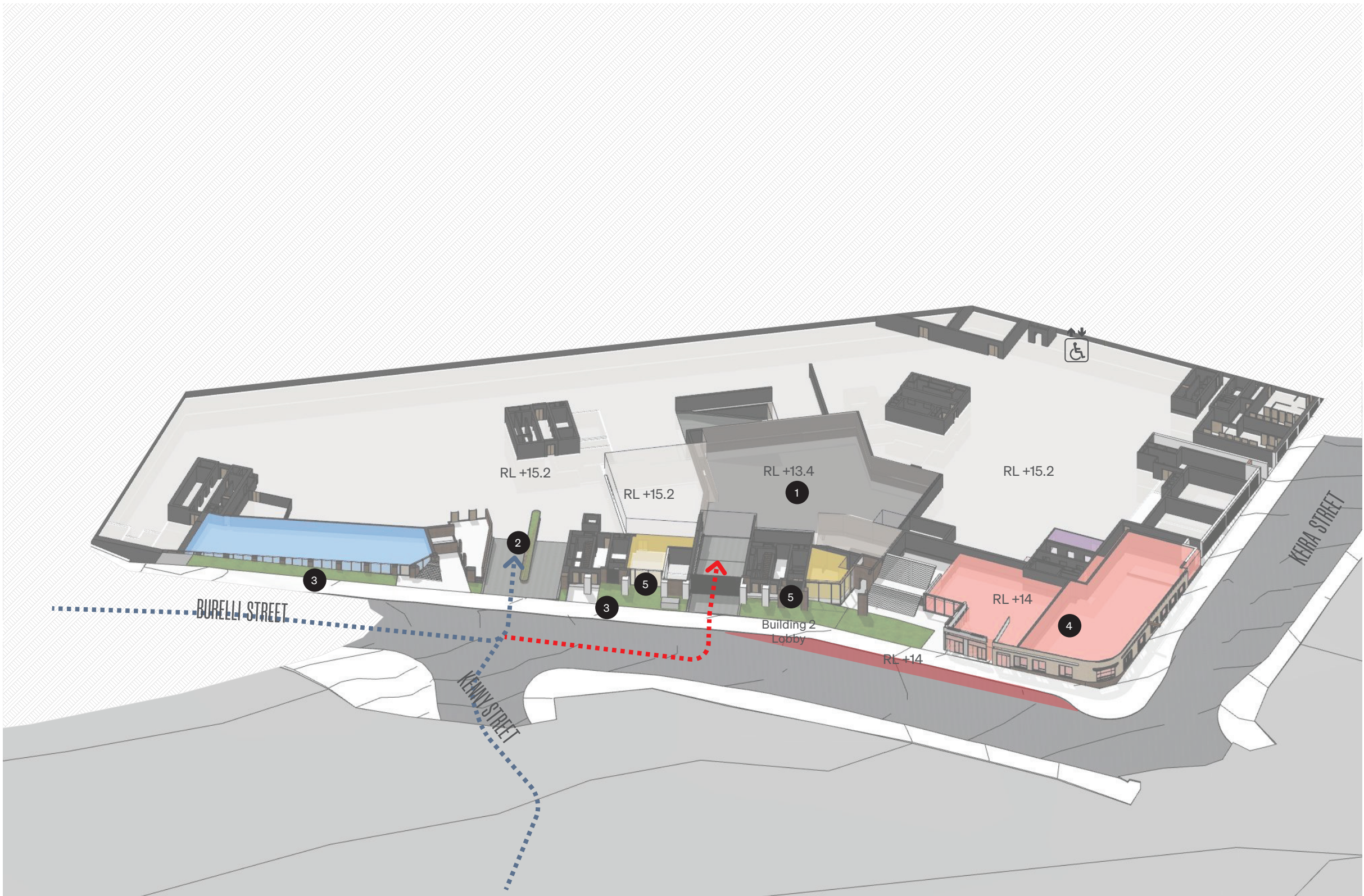
As a final step, providing increased setbacks to Crown street will help protect the intended scale of Crown Street and amenity to the ground plane.



MEZZANINE LEVEL - VEHICULAR ACCESS

The proposed development includes two separate entry ramps to the basement from Burelli Street: one providing access to residential and non-residential parking spaces, and the other dedicated to the loading dock. In addition, the hotel's main entry and drop-off zone are also located along Burelli Street, ensuring convenient access for guests while maintaining a clear separation between pedestrian and service vehicle movements.

KEY	
Loading	1
Car park access	2
3m deep soil edge	3
Retail	4
Residential Lobby	5
Vehicular Access	→
Loading Access	→
Hotel / Resi Drop off	●
Commercial	●
Hotel	●
Residential	●



LOWER GROUND LEVEL

The proposed development features two site-through links that connect Crown Street and Burelli Street, one of which is a central plaza. The plaza will serve as a key public space, offering a mix of retail tenancies, including a large space designated for a supermarket. It will also provide open areas accessible to the public, with level access from Keira Street and stair connections from both Crown and Burelli Streets. In addition, the plaza will accommodate the proposed hotel secondary entry, creating a vibrant and active interface between public and private uses.

KEY	
Parking	1
Plaza	2
East-West link	3
Retail	4
Commercial Lobby	5
Pedestrian movement [step free]	
Pedestrian movement [with steps]	
Commercial	
Hotel	
Residential	
Retail	



GROUND LEVEL

At ground level, commercial spaces are located on the western side of the site within the Marcus Clark building, while additional retail tenancies are positioned on the northeast corner, fronting Crown Street.

KEY

Bus Zone and arrival area

Commercial

East - West Link

Retail

Residential Lobby

Pedestrian movement [step free]

Pedestrian movement [with steps]

Commercial

Hotel

Residential

Retail

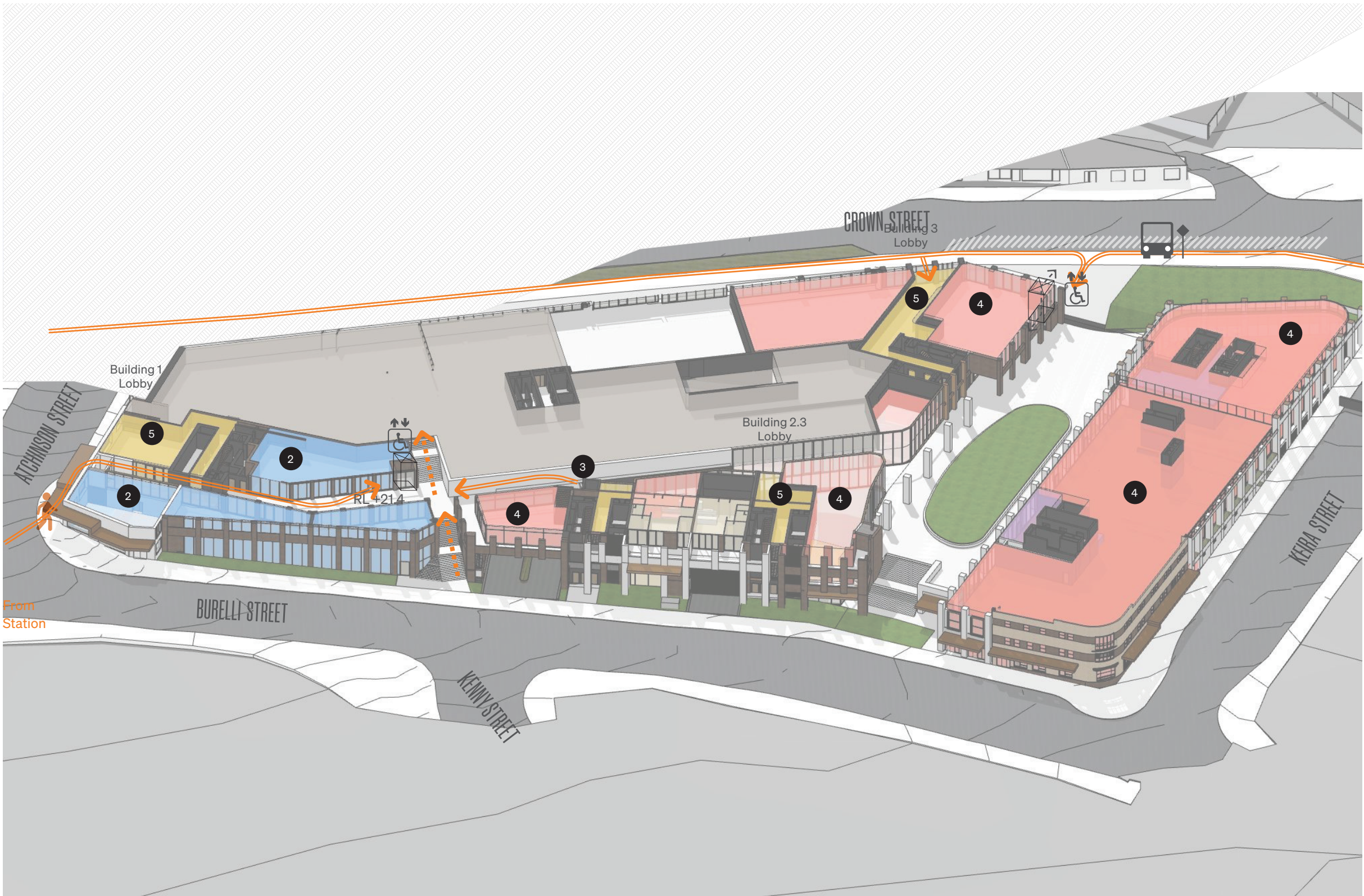
1

2

3

4

5

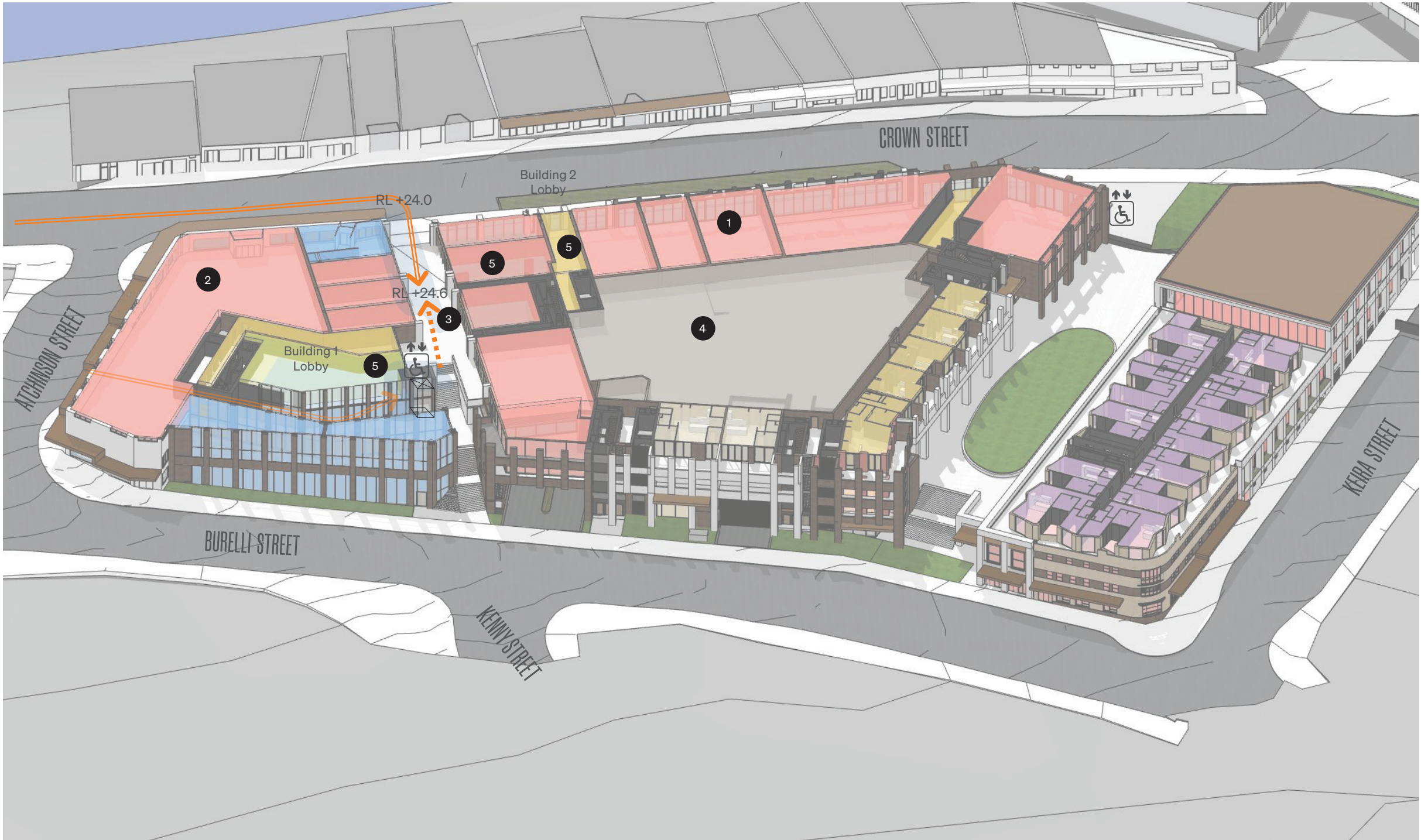


LEVEL 01

At Level 01, a larger retail space will be created in the area previously occupied by the old Spotlight store, while the heritage façade will be preserved. Additionally, sleaved double height retail spaces will be located facing Crown Street, positioned between the two site-through links.

KEY

Crown Street retail	1
Bulky good retail	2
Laneway connecting Kenny & Crown st	3
Above Ground Parking	4
Residential Lobby	5
Pedestrian movement [step free]	
Pedestrian movement [with steps]	
Commercial	
Hotel	
Residential	
Retail	



LEVEL 02

At Level 02, the development includes sleaved apartments, arranged around a central parking area, providing both convenience and privacy.

KEY

Crown Street retail	1
Commercial	2
Laneway connecting Kenny & Crown st	3
Above Ground Parking	4
double story apartments	5
Commercial	
Hotel	
Residential	
Retail	



LEVEL 03

The central communal open space for Buildings 2 and 3 is located on Level 03, providing a shared area for residents. Building 1, on the other hand, proposes a dedicated commercial level, offering space for business and retail uses.

KEY

Communal open space	1
Commercial	2
Laneway connecting Kenny & Crown st	3
Gym	4
Residential Towers	5
Commercial	
Hotel	
Residential	
Retail	



LEVEL 04

The central communal open space for Buildings 2 and 3 is located on Level 03, providing a shared area for residents. Building 1, on the other hand, proposes a dedicated commercial level, offering space for business and retail uses.

KEY

Communal open space

1

Internal amenity

2

Commercial

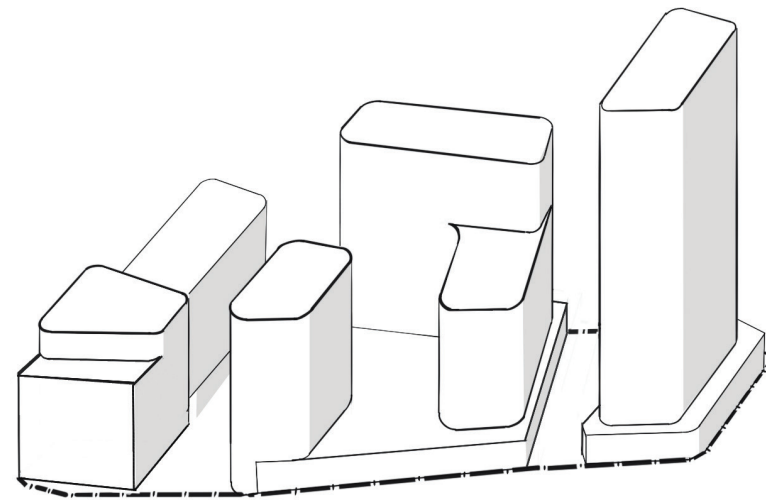
Hotel

Residential

Retail

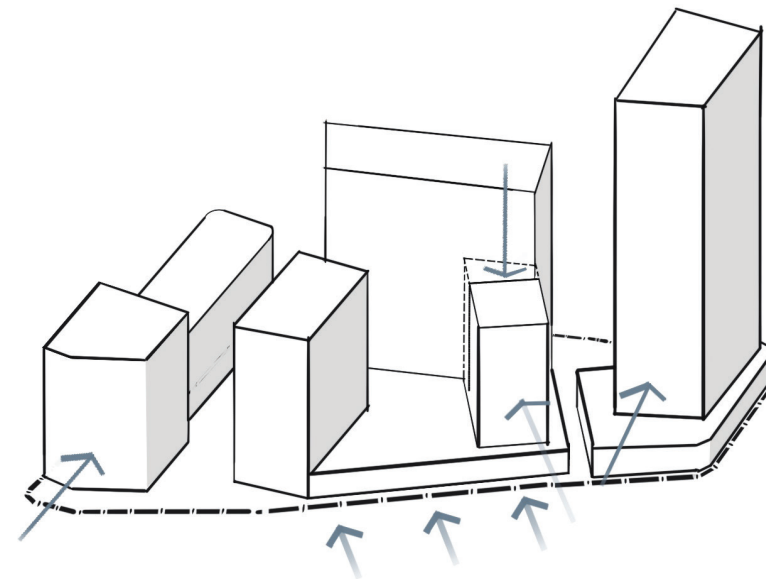


DESIGN DEVELOPMENT



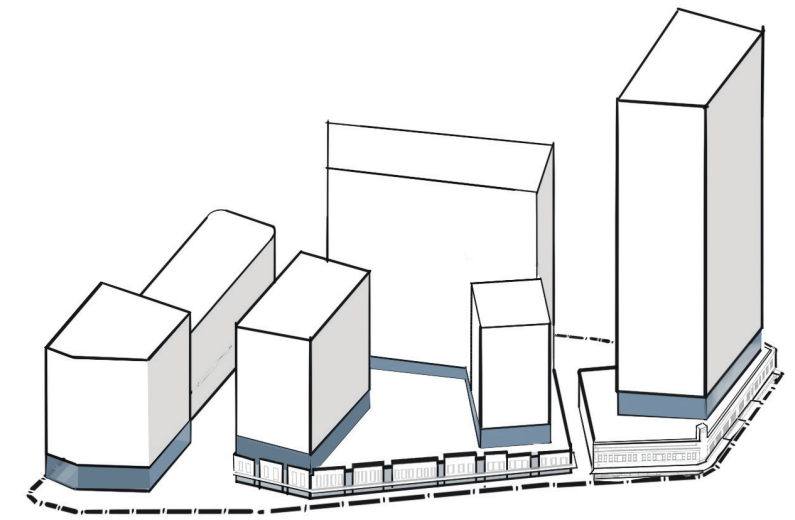
SDRP #2 MASSING

Proposed massing demonstrating compliance with ADG building separation and alignment with the allowable FSR, ensuring appropriate scale and spatial quality.



CROWN STREET

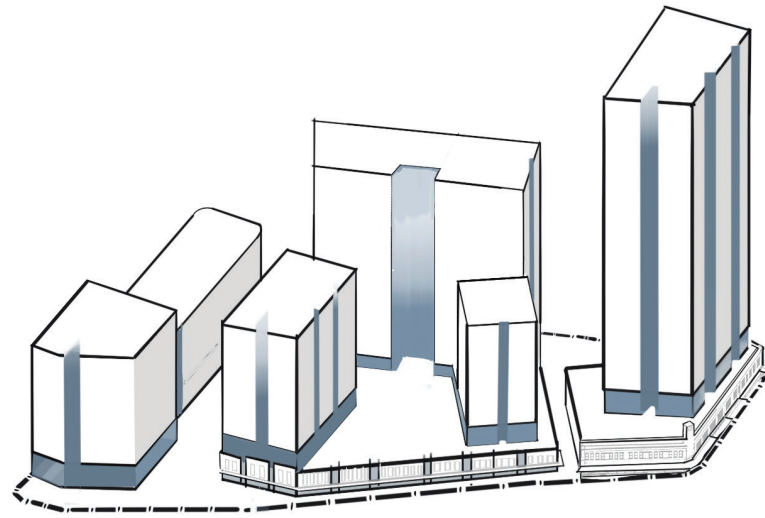
A greater setback to Crown Street has been provided to create a more spacious street scape and enhance overall amenity for residents and pedestrians.



DEVELOPING PODIUM CHARACTER

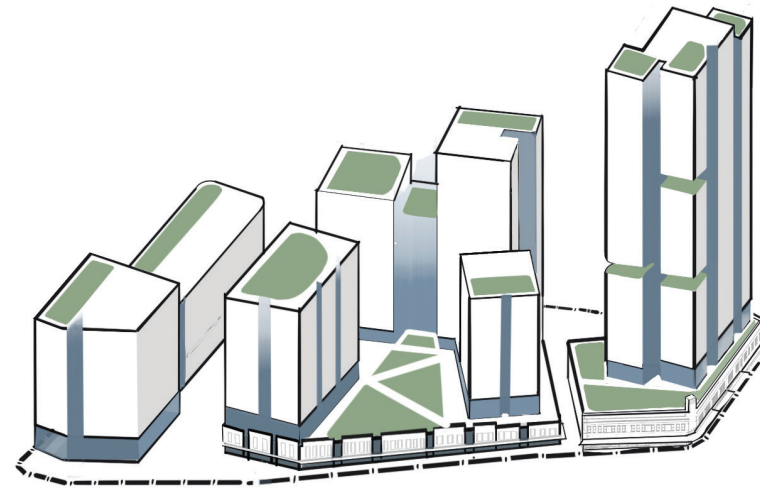
A deliberate break between the podium and the tower has been introduced to reinforce the podium's architectural character while improving visual articulation and enhancing residential amenity at the street level.

DESIGN DEVELOPMENT



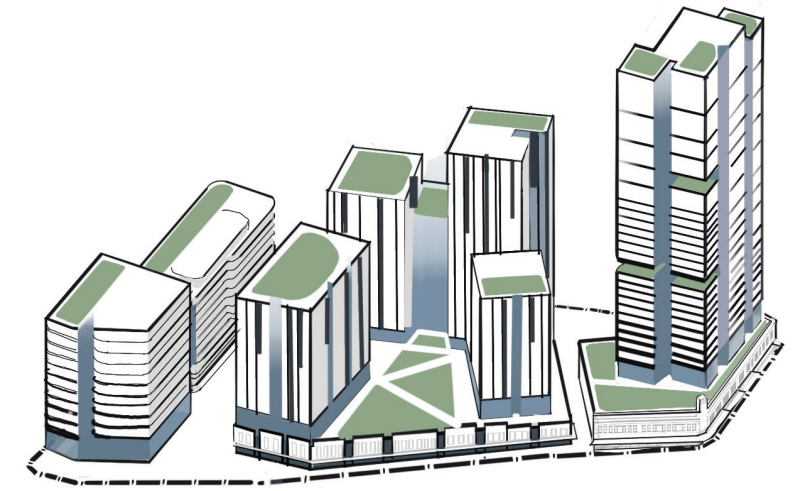
VERTICAL ARTICULATION

Further vertical facade articulations have been introduced as a key design principle to break down the overall massing into smaller components, creating a more balanced and visually coherent expression while reinforcing the architectural rhythm and clarity of the form.



AMENITY & COMMUNAL SPACES

Amenity and communal open spaces have been strategically provided throughout and around the buildings, offering a variety of high-quality, accessible areas that promote social interaction, relaxation, and a sense of community for both residents and the wider public.



FACADE DEVELOPMENT

Further detailing has been applied to the facades to enhance the architectural expression and develop a cohesive design language. Each building features a distinct and unique facade treatment, while maintaining visual harmony across the development to ensure a unified and well-integrated built form.

05 PUBLIC DOMAIN & COMMUNAL SPACE

LANDSCAPE VISION & PRINCIPLES

In combination with the Urban Design strategies, the other key element of the public domain (and communal spaces) is the landscape. Land and Form have established the following Landscape vision and design principles for the proposal.

To create a place that celebrates and heals Country. A place where people and nature are interwoven in a unique series of spaces protected by Mount Keira.

The following pages contain excerpts from the Landscape Design Report completed by Land and Form. Further details on the landscape design and strategies, including planting and material palette can be found with Land and Form's report



CONNECTION WITH NATURE & BIODIVERISTY
The proposal seeks to not only strengthen the connection between people and nature through a series of integrated & diverse landscape spaces where people and nature come together in an interactive manner.



COMMUNITY CONNECTION & INTERACTION
The landscape concept aims to create a series of both formal and informal spaces that encourage interaction between the local community, residents and visitors of the precinct. Creating authentic connections between people in a natural environment is a key driver for the project.



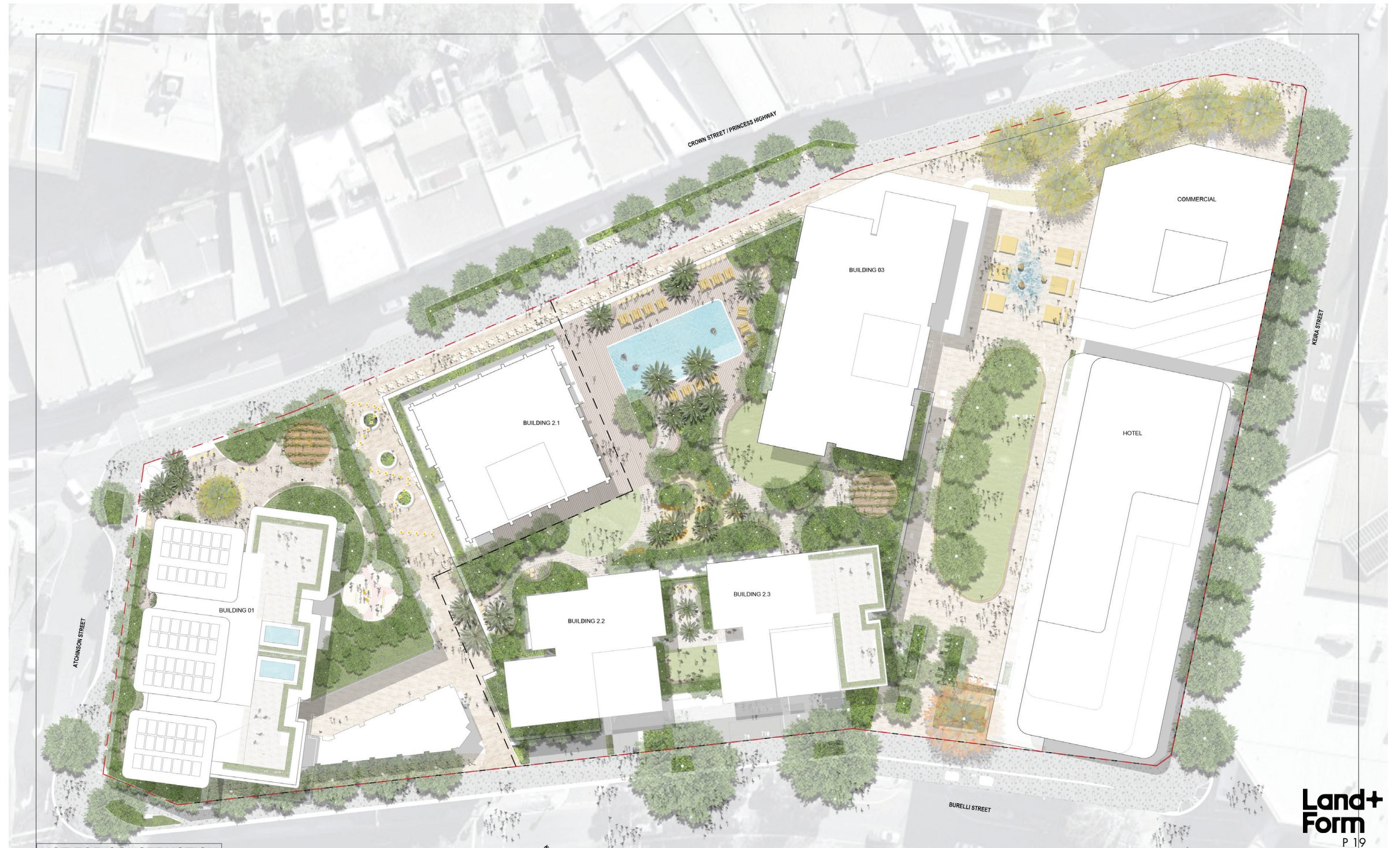
LOCAL HUB & PLACEMAKING
To create a new local hub, a social destination for the people of Wollongong to come together and spend time connecting and creating new memories. A new hub that is a multifaceted destination specialised retail precinct which allows both long term and short term activation

PUBLIC DOMAIN & INTERFACES

GROUND FLOOR LANDSCAPE

Collaborating with Country and Landscape, the ground floor landscaping vision is to provide extensive communal passive open space across the development, particularly in the southern precinct to create a continuous green corridor through the site embedding the built form in landscape at every interface.

The WSUD water channel and basins have been incorporated along the central shared road as a gesture of the water that once flowed across the site.



-

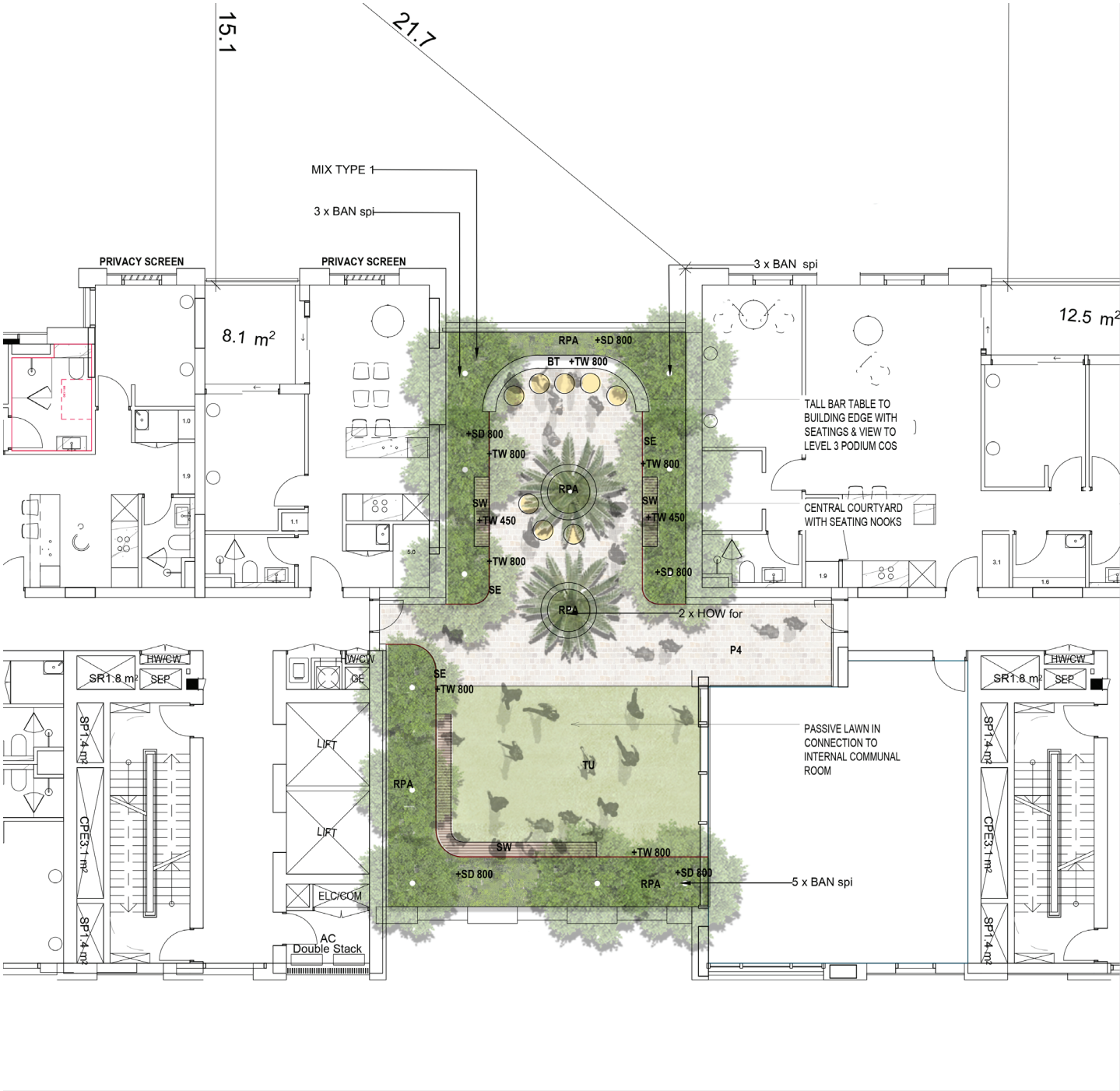
LEVEL 3 COMMUNAL OPEN SPACE & LANDSCAPE



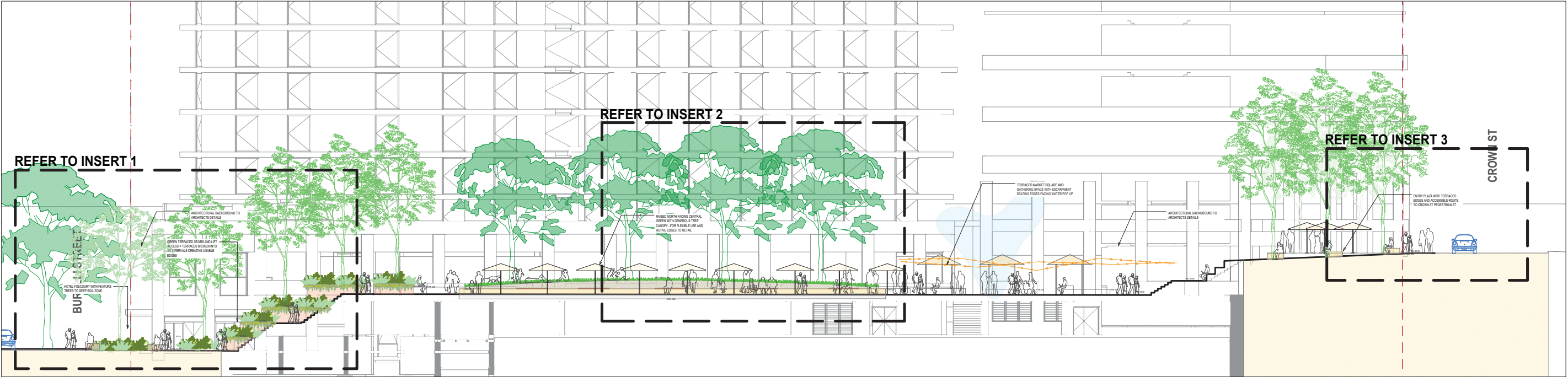
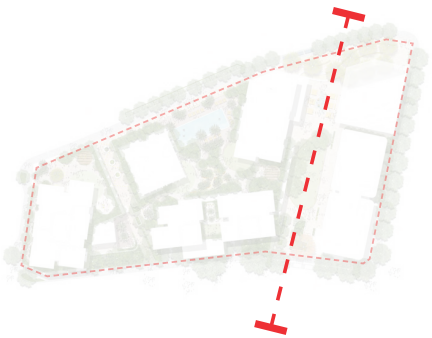
-
- FEATURE CREPE MYRTLE WITH SEATING EDGES TO THE PLANTER
- SEATING NOOK TO BUILDING EDGES WITH VIEWS TO MT KEMBLA
- SEATING NOOK TO BUILDING EDGES WITH VIEWS TO MT KEMBLA
- MT KEMBLA DECK - DECKED SOCIAL TERRACE WITH FEATURE CABBAGE TREE PALM
- BUILDING INTERFACE TO ARCHITECTURAL DETAILS
- INTIMATE STUDY NOOK / WFH SPACES
- STUDY NOOK / WFH SPACES
- 602MM GAP BETWEEN HERITAGE WALL AND PROPOSED LANDSCAPE PLANTER
- INTIMATE STUDY NOOK / WFH SPACES
- BUILDING INTERFACE TO ARCHITECTURAL DETAILS
- INTIMATE STUDY NOOK / WFH SPACES
- STUDY NOOK / WFH SPACES
- Condenser plant area 168.2 m²
- RL +32.90
- COMMUNAL OPEN SPACE
- BBQ & OUTDOOR DINING SPACE WITH WEATHER PROTECTIVE PERGOLA
- YOGA LAWN IN CONNECTION TO INDOOR COMMUNAL ROOM
- OUTDOOR GYM WITH EXERCISE EQUIPMENT
- BUILDING INTERFACE TO ARCHITECTURAL DETAILS
- 12.9 m²
- 12.9 m²
- 83.9 m²
- 62.7 m²
- 8.9 m²
- 8.9 m²
- 15.1
- 12
- 8.1
- 14.6 m²
- 80.0 m²
- 104.0 m²
- 12.0 m²
- SITE BOUNDARY
- SITE BOUNDARY
- Land+Form
- P 19

LEVEL 16 COMMUNAL OPEN SPACE & LANDSCAPE

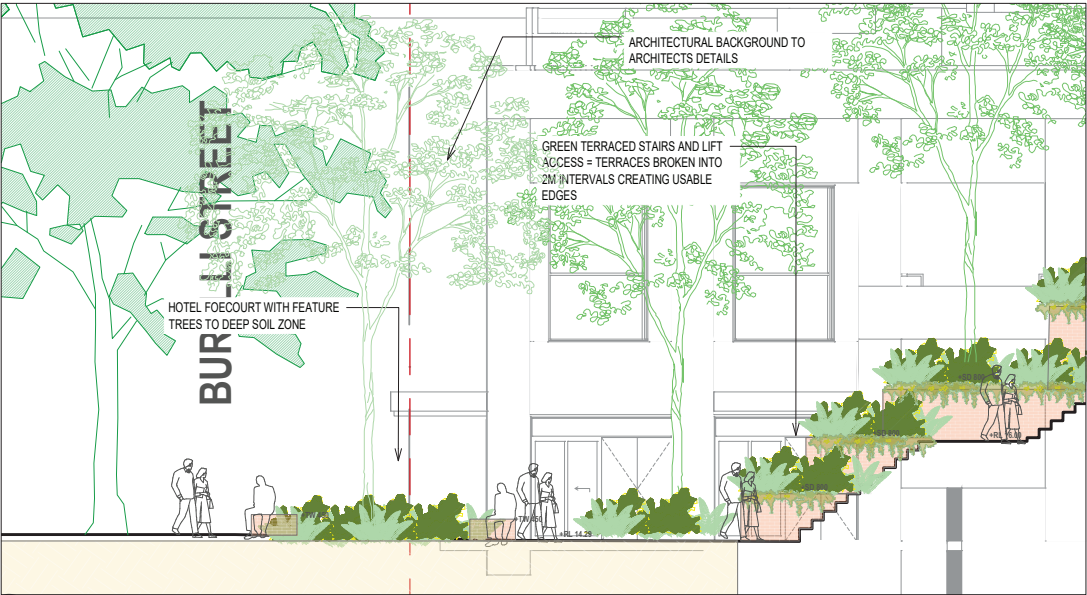
- 01 Central Courtyard
- 02 Sitting Nook
- 03 Communal Breakout Lawn
- 04 Landscape Planting Buffer With Native Planting Palette



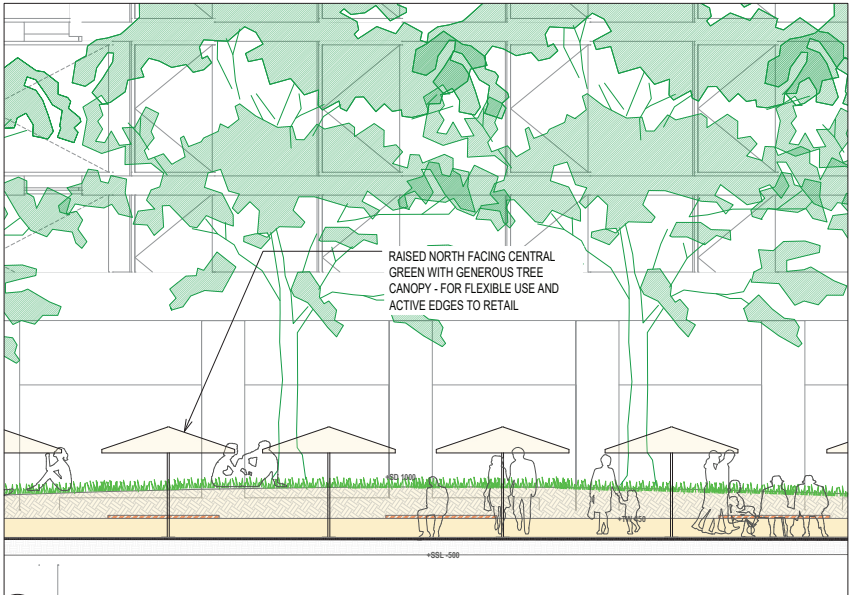
SECTION & LANDSCAPE



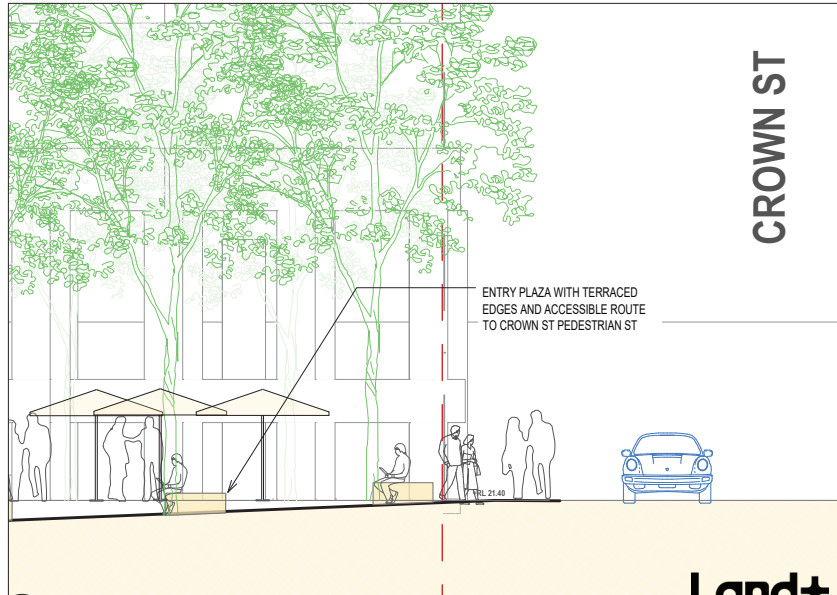
1 LANDSCAPE SITE SECTION 1
1:100



2 DETAILED SECTION 1
1:75

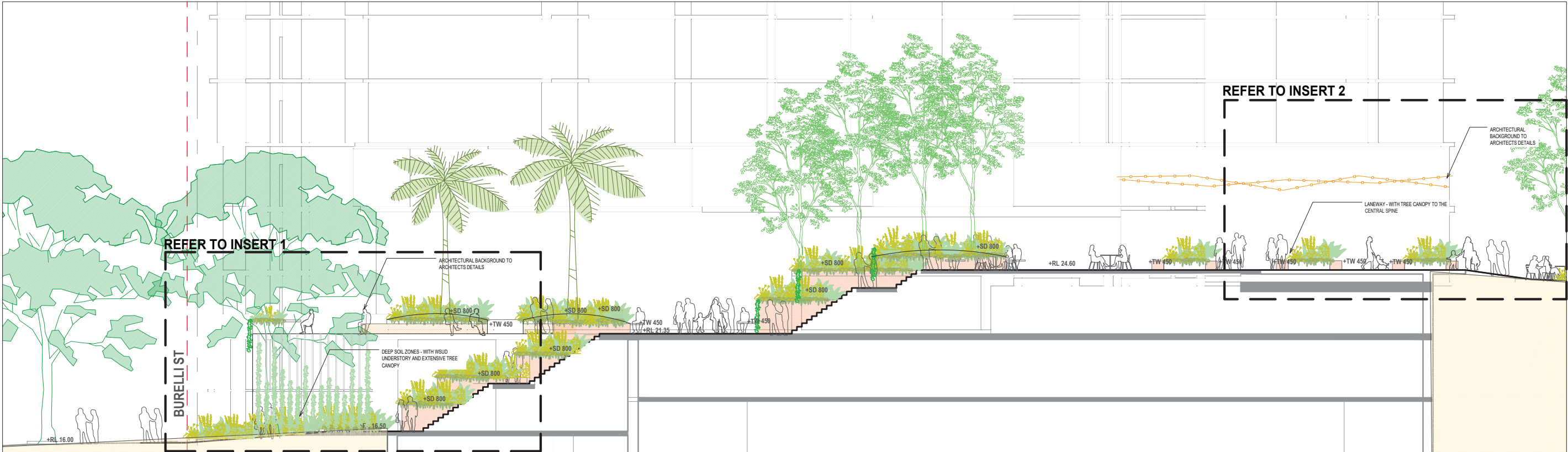
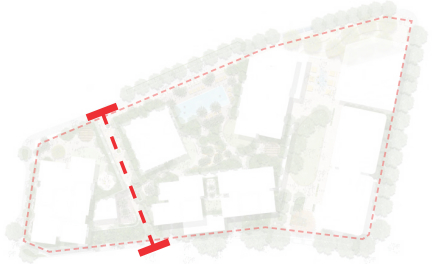


3 DETAILED SECTION 2
1:75

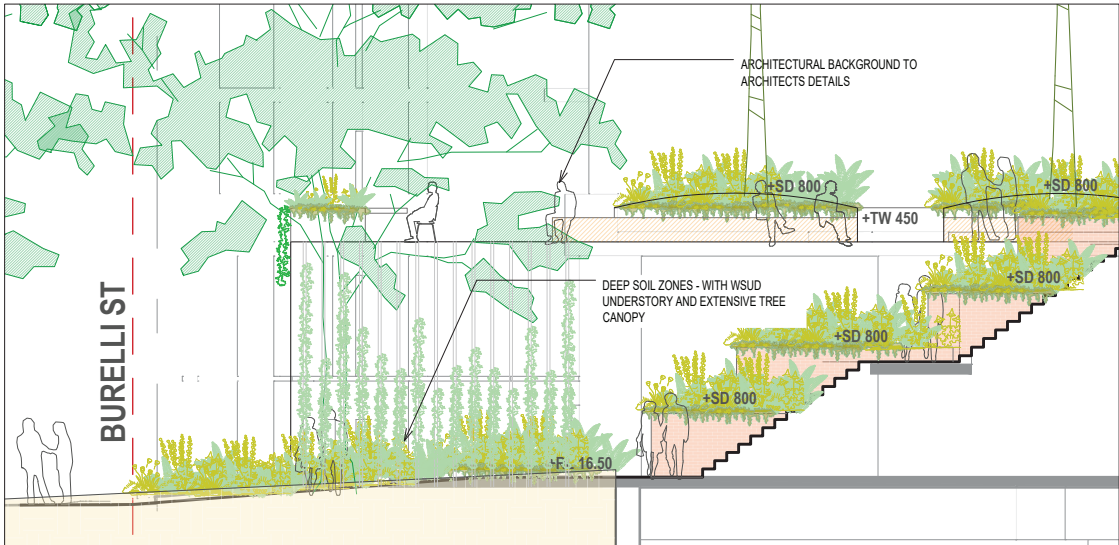


4 DETAILED SECTION 3
1:75

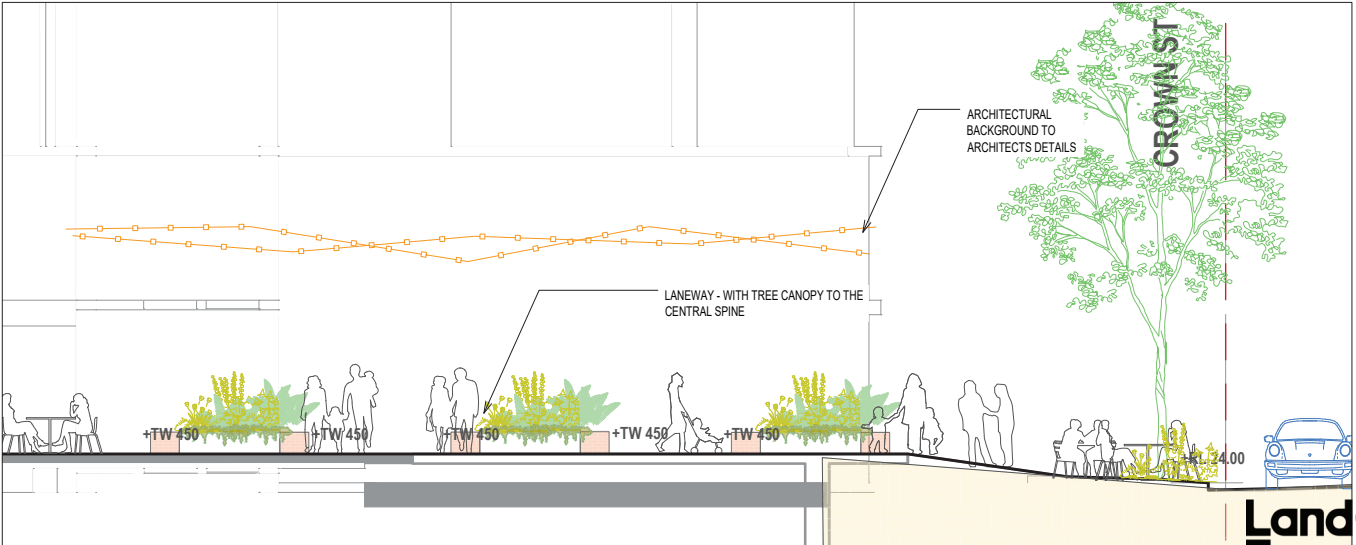
SECTION & LANDSCAPE



1 LANDSCAPE SITE SECTION 2
1:100



2 DETAILED SECTION 1
1:75



3 DETAILED SECTION 2
1:75

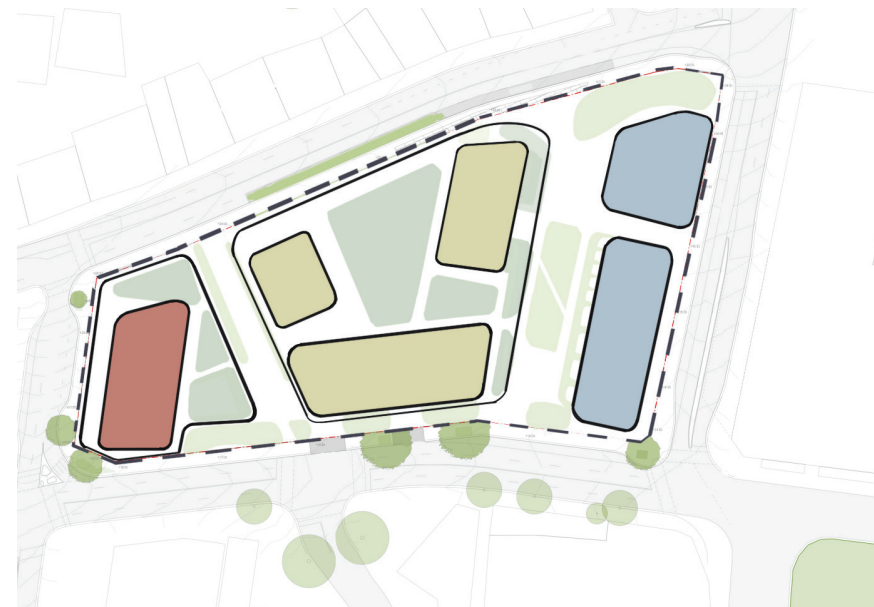
06 ARCHITECTURE & MATERIALITY

DESIGN STRATEGIES



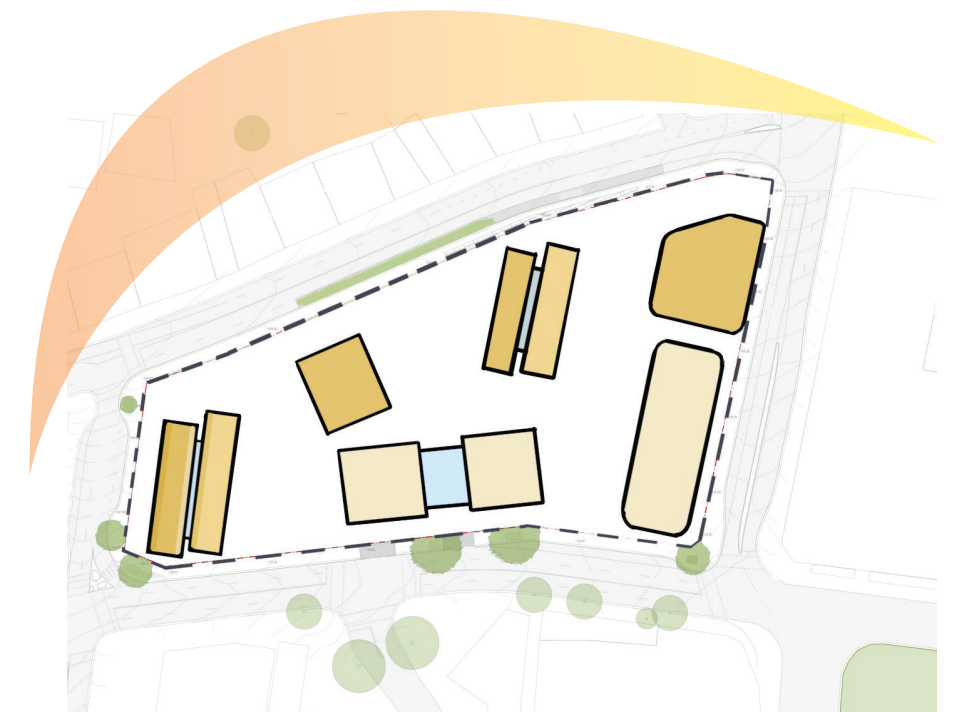
ELEGANT BUILDING FORMS

The design introduces soft, sculptural building footprints that respond to site geometry and natural flow. These elegant forms reduce visual bulk, enhance view corridors, and contribute to a more organic and pedestrian-friendly site layout. Their placement maximizes permeability and integrates landscaping throughout the ground plane.



CLUSTERS OF BUILDINGS

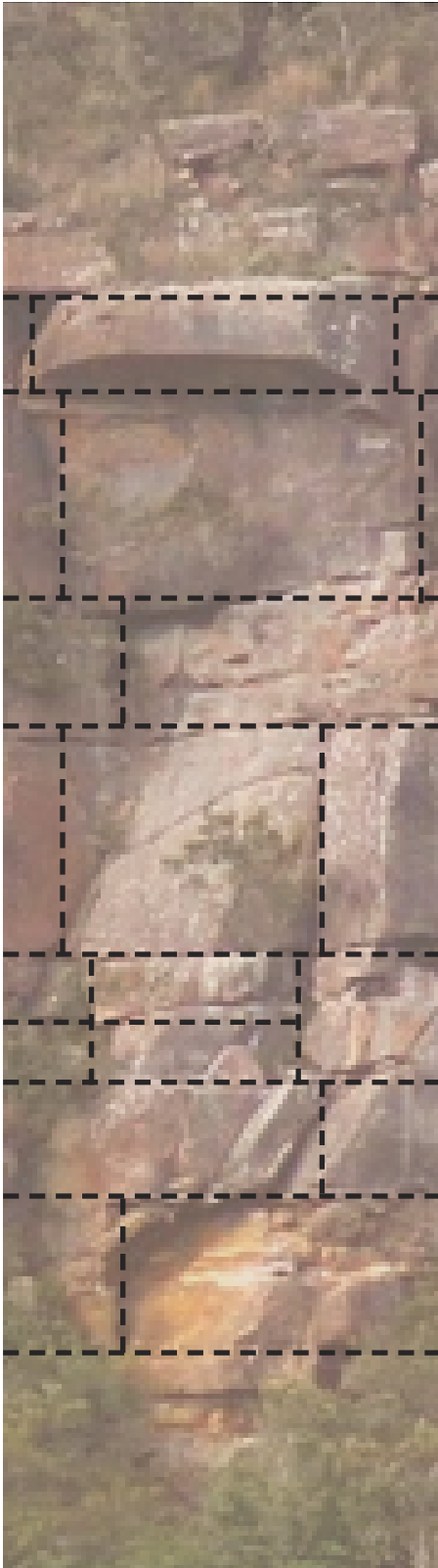
The built form is arranged as a series of distinct building clusters rather than a continuous mass. This approach improves ventilation, light access, and spatial legibility, while creating a rhythm and hierarchy across the site. Each cluster contributes to a sense of human scale and allows for meaningful in-between spaces and pathways.



CLIMATE RESPONSIVE FACADE

The layout and orientation of buildings are optimized for solar access and climatic response. Facades are shaped and positioned to reduce heat gain and maximize comfort through strategic shading and exposure. This passive design strategy enhances energy performance and provides comfortable, livable interiors tailored to the local climate.

MATERIALITY



A. White Rough



B. Dark Grey



C. Dark Bronze



D. Brown Brick



MATERIALITY



A. Light Beige



B. Dark Grey



C. Brown Brick



D. Light Grey Brick



MATERIALITY



A. Dark Bronze



B. Red Rough



C. Beige



D. Brown Brick



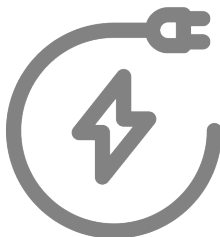
07 ENVIRONMENTALLY SUSTAINABLE DESIGN (ESD)

ESD INITIATIVES



WATER

- HARVEST RAINWATER TO BE REUSED FOR IRRIGATION AND WATER FEATURES.
- WATER SENSITIVE URBAN DESIGN STRATEGIES TO REDUCE RUNOFFS AND FILTER RAINWATER.
- RAINGARDEN AND PERMEABLE PAVING INTEGRATED IN THE PUBLIC REALM.
- EFFICIENT SHOWERS AND TAPS TO REDUCE WATER CONSUMPTION WITHOUT REDUCING AMENITY OF BATHROOMS + KITCHENS.
- DROUGHT-RESISTANT PLANTS



ENERGY

- PASSIVE DESIGN STRATEGIES TO INCORPORATE SHADING DEVICES AND NATURAL VENTILATION.
- IMPLEMENT EFFICIENT LIGHTING THROUGHOUT THE SITE TO REDUCE ENERGY USAGE.
- IMPLEMENT EFFICIENT BUILDING STRATEGIES EG.SMART HOME INTEGRATION EFFICIENT APPLIANCES



WASTE

- PROVISION FOR ONSITE ORGANIC WASTE MANAGEMENT
- CONSIDERED APARTMENT DESIGN THAT ENCOURAGES EASE OF WASTE SEPARATION AND DISPOSAL



RESILIENCE

- STRATEGIC USE OF LOW-MAINTENANCE MATERIALS AND CONSIDERED SHADING DESIGN TO INCREASE THERMAL PERFORMANCE OF BUILDING.
- USING LIGHT COLOURED MATERIALS.
- USING LIGHT COLOURED PAVING IN SHARED ZONES AND PLAZA.
- OPTIMISED AMOUNT OF GLAZING APERTURES UTILISING HIGHER EFFICIENCY RATINGS TO MINIMISE HEAT GAIN AND LOSS.
- REDUCE PROJECT EMBODIED CARBON EMISSIONS BY EXPLORING RECYCLED CONTENT, LOCALLY MADE MATERIALS, LOW CARBON CONCRETE.

ESD INITIATIVES



MOBILITY

- PROVISION FOR ON-SITE ELECTRIC VEHICLE AND BIKE CHARGING INFRASTRUCTURE.
- PROVISION OF CARSHARE, BICYCLE SPACES AND BIKE HUBS TO REDUCE EMISSIONS AND ROAD CONGESTIONS.
- CONNECTION TO EXISTING STREET NETWORKS TO ALLOW EASY ACCESS TO PUBLIC TRANSPORT.
- CONNECTION TO FUTURE PLANNED BIKE LANES.



COMMUNITY

- DESIGN GUIDED BY THE ABORIGINAL COMMUNITY AND RECOGNISED KNOWLEDGE LEADERS
- PUBLIC OFFERINGS PROMOTING SHARED OUTDOOR SPACES
- SENSORY & VARIED LANDSCAPE, SAFE AREAS OF REFUGE AND INCLUSION



HEALTH

- LARGE COMMUNAL PLAZA AND OUTDOOR OPEN SPACES WITH GENEROUS SOLAR ACCESS.
- MAXIMISING NATURAL VENTILATION TO REDUCE RELIANCE OF A/C.
- HIGHLY PEDESTRIANISED AND WELL CONNECTED PRECINCT.



REGENERATIVE DESIGN

- MAXIMISE TREE CANOPIES + PROVISION FOR LOW WATER USE/NATIVE PLANTS.
- CONSIDERATION FOR RE-PURPOSING MATERIALS EXCAVATED ON SITE
- CONSISTENT CROSS VENTILATION STRATEGY THROUGHOUT THE BUILDING

FACADE STRATEGIES

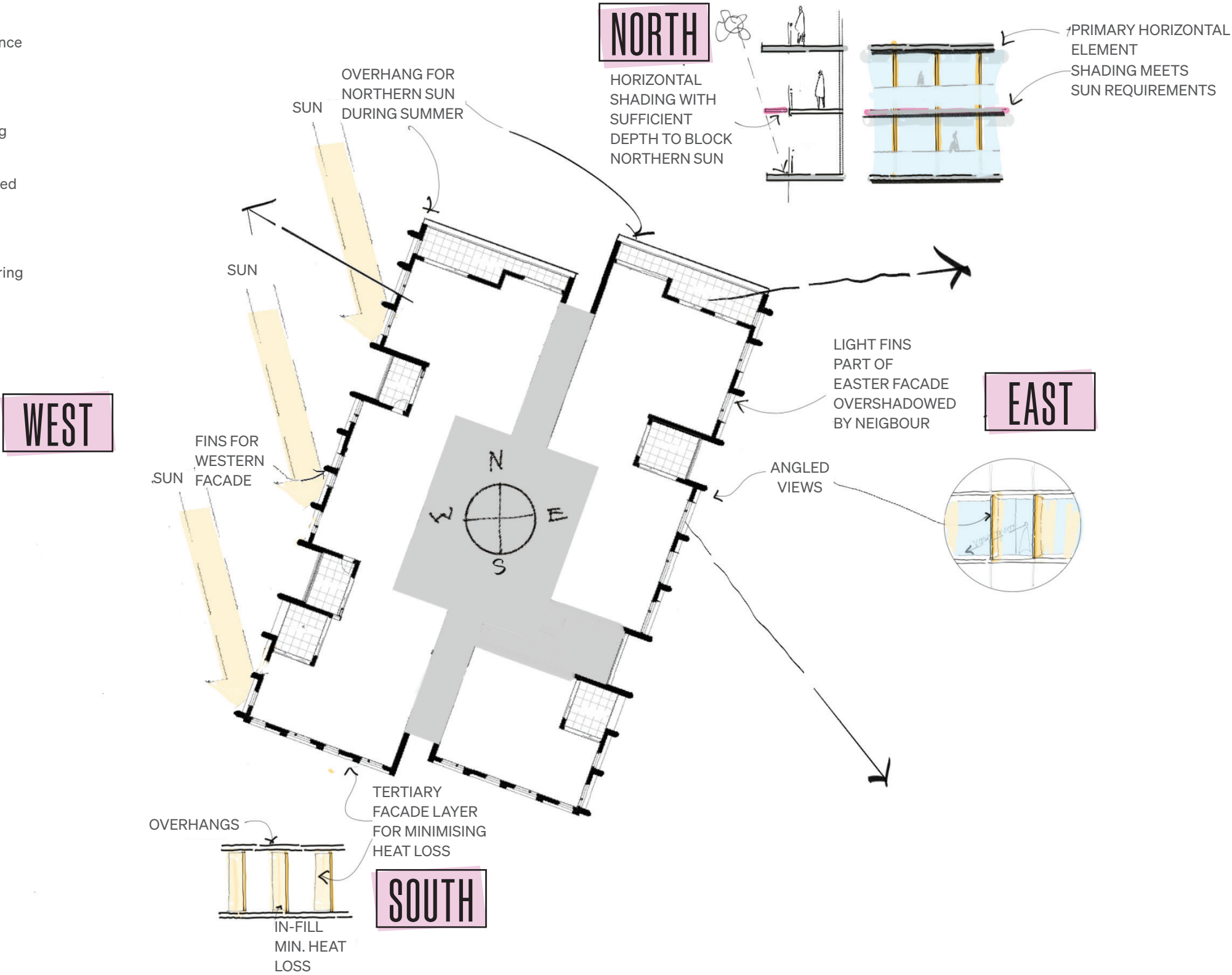
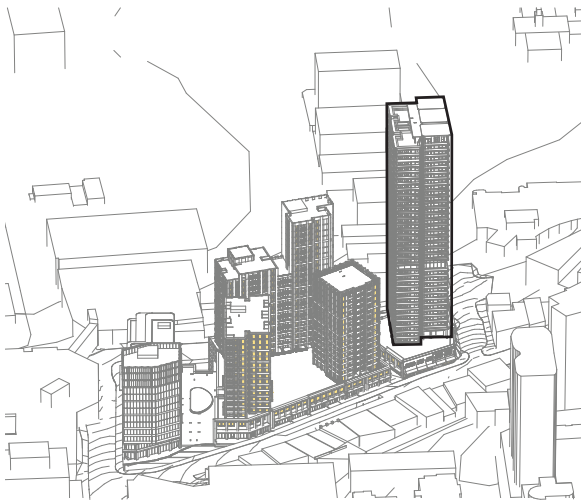
The facade strategy has been thoughtfully designed to balance resident comfort, environmental performance, and visual coherence.

The western elevation incorporates shading elements to mitigate heat gain from the intense afternoon sun, enhancing indoor thermal comfort.

Along the southern facade, slender vertical fins are introduced to maximise access to daylight and preserve external views, while subtly articulating the building form.

The northern facade is equipped with horizontal shading devices, carefully positioned to reduce solar penetration during peak summer months, improving energy efficiency without compromising natural light.

This integrated approach ensures that each facade responds contextually to its orientation, contributing to the building's overall livability and architectural expression.



RESIDENTIAL AMENITY

SOLAR ACCESS

Typical Plate

The typical plates have been optimised to ensure that at least 70% of all apartments receive at least 2 hours of direct sunlight to living areas and private open spaces in mid winter.



KEY

2 HOURS OF SOLAR ACCESS (70%)

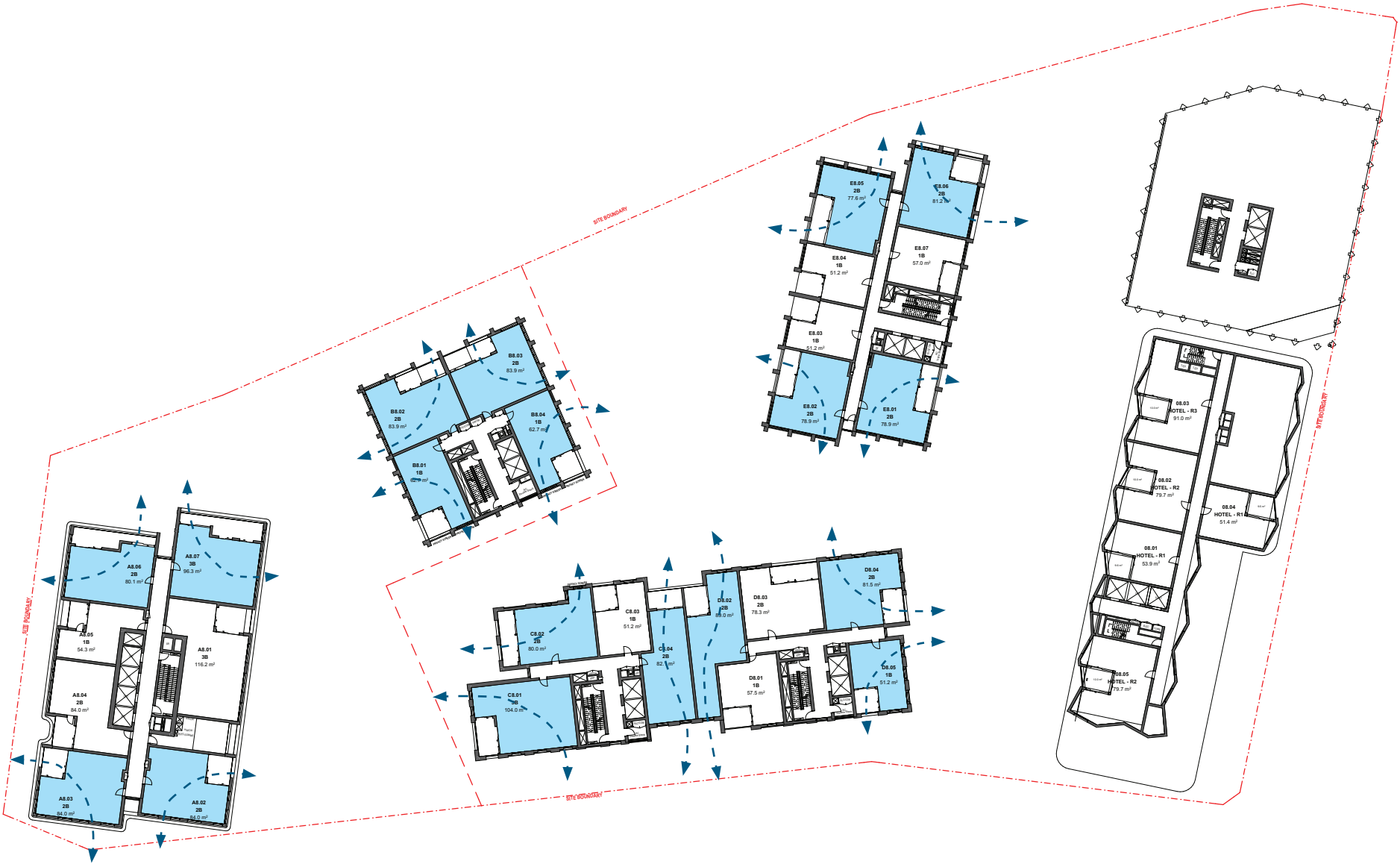
< 2 HOURS OF SOLAR ACCESS

NO SOLAR ACCESS (15%)

NATURAL VENTILATION

Typical Plate

The typical plates have been optimised to ensure that at least 60% of all apartments are naturally cross ventilated.



KEY

 NATURALLY CROSS VENTILATED (60%)

DAYLIGHT ACCESS (APARTMENT DEPTH)

The apartments are designed as open plan layouts, with the living room located on the external face of the building to maximise sunlight to primary livable spaces. The apartments have a maximum habitable room depth of 8m.

APARTMENT & ROOM SIZE AND LAYOUT EFFICIENCY

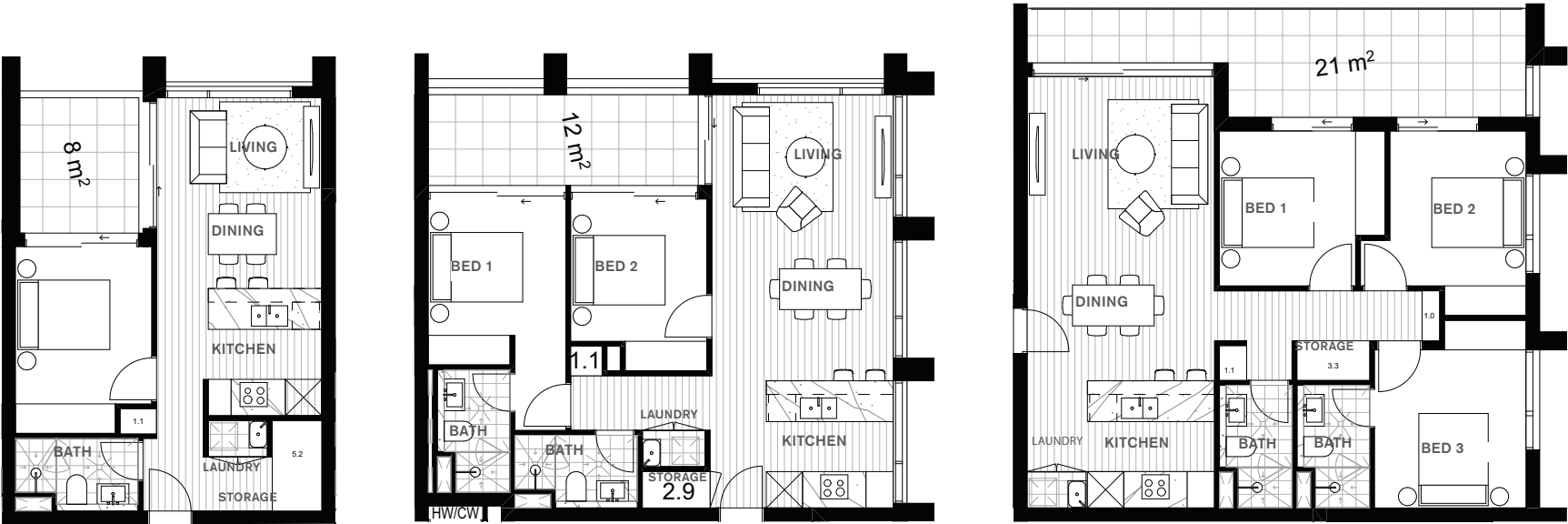
Living rooms and bedrooms have been designed to meet the ADG requirements. The layouts aim to separate access to bedrooms, bathrooms, and laundries from the living areas to minimise direct openings between living areas and service areas.

PRIVATE OPEN SPACE PROVISION

Apartment balconies have been designed to meet ADG requirements.

STORAGE

Apartment storage has been designed to comply with ADG storage requirements.



SOCIAL SUSTAINABILITY

HOUSING DIVERSITY

A diverse mix of housing is provided to cater to a variety of housing needs.

1 Bed	29%
2 Bed	53%
3 Bed +	18%
Total Apartments	540 apartments
Affordable Housing	24% (132 apartments)

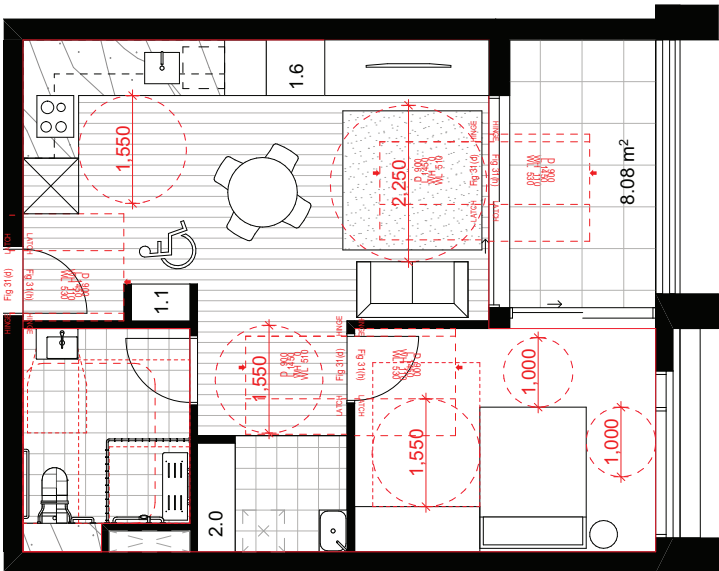
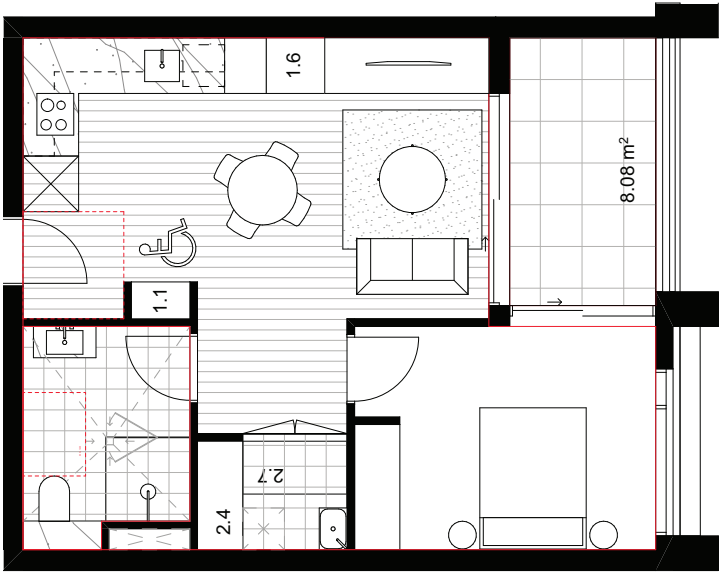
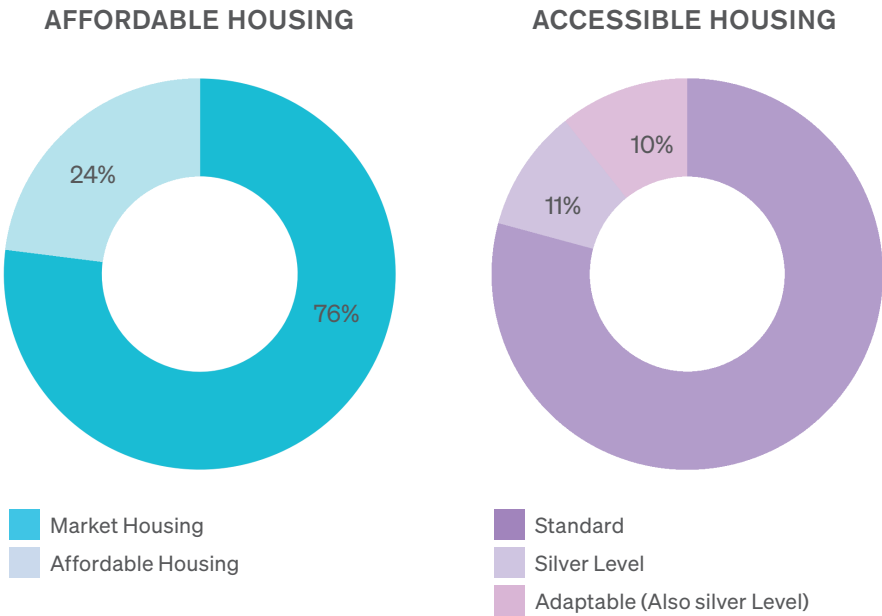
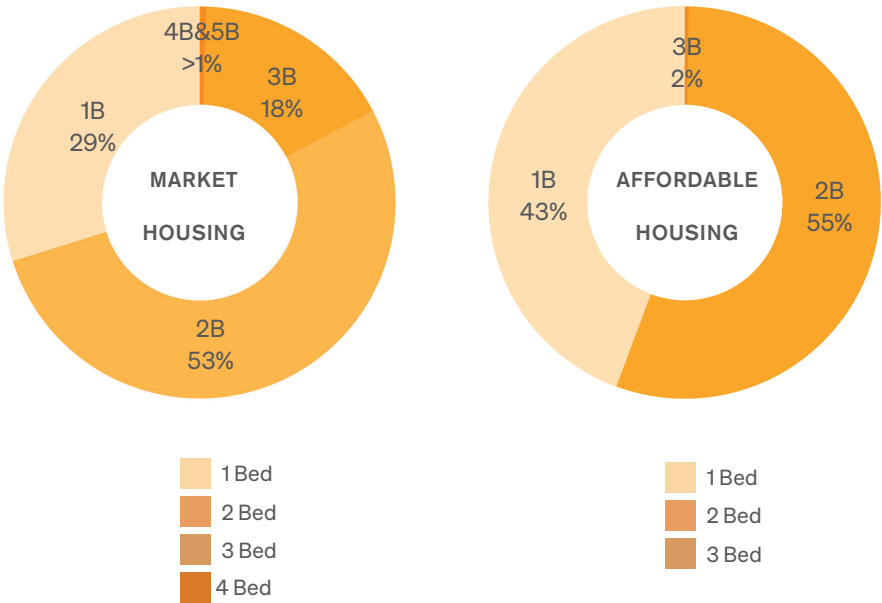
ACCESSIBLE HOUSING

Silver level	11% (58 apartments)
Adaptable Housing	10% (55 apartments)

SOCIAL INTERACTION

The design proposes a variety of public open spaces, communal open spaces, and internal communal amenity to promote social interaction and foster a sense of community, not only within the development, but with the wider Wollongong community.

UNIT SIZE MIX



TYPICAL 1 BED ADAPTABLE APARTMENT

DKO

dko.com.au

SYDNEY

MELBOURNE

BRISBANE

PERTH

AUCKLAND

HO CHI MINH CITY
