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Subject **Oxford / Dwyer's Mixed Use Development**
SEPP 65 Design Quality Statement

Dear Anthony

This report has been prepared as part of the Development Application and in accordance with NSW State Environmental Planning Policy No 65 providing an overview of the design intentions for the redevelopment of the site.

DESIGN VERIFICATION STATEMENT

The design submitted for this development application has been prepared by DBI Design Pty Ltd, a registered architectural, interior design and landscaping company. Specifically, Raith Anderson, Project Director has

- a) directed the design of the proposed residential flat development: and
- b) ensured that the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 – Design Quality of Residential Flat development has been achieved for the proposed residential flat development.

CONTEXT

The site consists of two parcels of land at the eastern end of the City Centre. The proposed residential development is located within the Zone B3 Commercial Core under the Wollongong City Centre Local Environmental Plan 2007. The remainder of the site, adjacent to the east is located in Zone B4 Mixed Use.

The two parcels of land front onto Crown Street and Burelli Street, and are separated by the busy north-west through access of Corrimal Street. With Platinum and the administrative precinct beyond on its western boundary, the development is positioned within a few hundred metres of the Crown Street Mall to the west and the Beach to the east: providing a real link between the City Core and the Beach.

The Crown Street frontage is located within a 'Special Character Area' and forms a key location on the main shopping strip. The local area is characterised by low-rise canopied two storey commercial and retail buildings fronting the tree-lined streets, with older buildings making way for new and often more contemporary structures.

Formerly the City Centre was primarily zoned for commercial purposes and largely devoid of residential development, with residential apartment buildings generally surrounding the City Centre.



SCALE

The scale and massing of the proposed podiums follows local precedents and is similar to existing buildings elsewhere in the City Centre. Through careful articulation of the facades and use of devices such as canopies, the podium frontages have been designed to compliment and reinforce the fine-grain presentation at street level of predominantly two-storey retail and commercial uses along Crown and Corrimal Streets and are contextually appropriate and consistent with these uses. The frontages along Crown Street and Burelli Street reflect the human scale of the pedestrians walking by the active retail offers and responds to the café/dining character of the former.

Whilst the majority of the development bulk is contained within the podiums, the residential, commercial and hotel components are comprised of three independent towers, generally set back from the street frontages but maintaining a presence on the main vehicular thoroughfare character of Corrimal Street. The scale and height of the small-footprint towers which comply with the LEP maximum envelope is appropriate to the City Core location and as such reinforces the status of the city centre.

BUILT FORM

The proposal is designed to comply with the built form parameters of the Wollongong City Centre Local Environmental Plan and Development Control Plan, including setback and height compliance. The mixed-use nature of the functional components are expressed in the podium and towers - providing variation in the articulation of the various elements where each is appropriately modulated and detailed within the overall built form.

The retail component located at ground level and built to the street alignment enables the building to define the street alignments. The provision of awnings along the footpath separating the first two levels provides a human scale to the built form as would be expected by pedestrians walking along an urban retail strip. The podium frontages are articulated with larger features along Corrimal Street, being more appropriate and legible to passing motorists.

The residential tower fronts onto Crown Street and Corrimal Street, clearly addressing the corner and providing Beach vistas across the landscaped Dwyer's podium. Located to the south of the residential building the Office Tower and the Hotel Tower form the southern gateway flanking Corrimal Street and fronting onto Burelli Street. The vistas looking east towards the beach from Crown and Burelli Streets are maintained.

DENSITY

Good urban design principles promote greater densities in core regional areas.

Given that the development site is located within the Zone B3 (Commercial Core) under the Wollongong City Centre Local Environmental Plan 2007 and has access to available infrastructure and good public transport, offers a high level of environmental quality and access to public amenities, the development seeks to maximise the yield in terms of its mixed use floor space provision.

As FSR is an essential planning control and as the main determinant of land value it is most desirable to achieve a well designed development in order to fully realise the FSR bulk potential. It is noted that the proposal complies with the prescribed floor space ratio.



RESOURCE, ENERGY AND WATER EFFICIENCY

The overall development will be designed to achieve significant energy savings, both in building and operation. The proposal will meet DCP standards which require construction to a standard of 4 stars under the Australian Building Greenhouse Rating Scheme.

The proposed development will where necessary incorporate both passive and active energy saving features such as the use of performance glazing for perimeter zones, exterior shading, incorporation of thermal mass, the use of efficient hot water systems and water saving devices, centralised air conditioning plant and energy efficient light fittings.

The design of the residential apartments has been developed to ensure that all units are east and north facing. Access corridors or large balconies protect the apartments from the strong Westerly sun, noting also that all units have cross-flow ventilation.

These considerations along with material selection ensure that the development meets responsible sustainable criteria.

Stormwater retention is proposed for the site and this will meet the needs for watering of the podium level landscaping.

LANDSCAPE

Conceptually, the architectural and landscaping elements of this development have been closely integrated and this is reflected in the landscaping treatment for the proposal.

At ground level, street level planting acknowledges the existing streetscape and contextual neighbourhood character. The substantial scale of the proposed trees is related to the scale and presence of the podium, contributing to the built environment and maintaining a positive urban image. Enhancing the pedestrian environment of all streets is a priority, with particular emphasis upon provision of street trees and weather resistant shading structures to compliment the main pedestrian thoroughfare and alfresco dining atmosphere of Crown Street. The footpath along the southern side of Crown Street is to be widened.

The materials and design of elements located within the public domain are to be of a consistent theme.

At podium level, the large landscaped terrace is overlooked by the residential apartments above and is intended to both enhance visual amenity and provide expansive north-eastern aspect vistas for the residents

Further details are contained within the landscape submission.

AMENITY

The design process has been cognisant of the amenity required for both the proposed development and its new occupants, and that of the adjoining properties. The visual amenity for surrounding users at street level will not be impacted as the proposal will assist in framing the vista looking east toward the beach from Crown Street and Burelli Street. The view from Flagstaff Hill toward the City Centre features an extensive panorama of the Illawarra Escarpment - the height of the proposed development will have minimal impact on this due to



the screening provided by a row of pines located along the shoreline and to topographic undulations.

Residential apartment layouts facilitate desirable east and northerly aspects, and provide various distant views to the ocean, the coastline and the hinterland. The building footprint location also considers loss of amenity for adjacent properties with overshadowing and overlooking is minimised.

In relation to internal amenity, cross flow ventilation is achieved in all units. On the end and corner units this is easily achieved while for the centre apartments, high level windows along the open corridor enable breezes to flow directly through the apartment. Large balconies enable the inside to become outside which reflects today's lifestyle and assists in maintaining visual and acoustic privacy.

Acoustic treatment between floors and walls to the apartments ensures that minimal noise can penetrate vertically and horizontally between residents. The noise impact of service areas has been minimised through the enclosure of all loading and unloading activities. The acoustic treatment of walls and plant would be subject to detailed assessment prior to construction.

Access into and through the development is encouraged and facilitated by provision of a number alternative access points into the buildings, and also by minimising changes in levels along these routes. The provision of escalators and lifts ensures a good level of service regarding vertical circulation for all users. Similarly vehicular access points are positioned for ease of drop-off and basement entry and egress.

SAFETY AND SECURITY

The design optimises safety and security, both internal to the development and for the public domain, where the majority of the retail street frontages are 'active' at ground level. For the residential component, there is clear and safe access to the ground floor lobby and this will have a security system that allows only residents and guests to the upper levels. A similar system will be applied to the parking area.

The remainder of the development will be monitored and controlled by Management Services, including the provision of security cameras at all access points, internally, and in the service areas. The design has sought to minimise potential risk areas such as dark or recessed areas where unwanted persons may linger. Use of active surveillance cameras in such areas will ensure public safety at all times.

The residential component has dedicated lift access, as do the commercial and hotel components. This minimises potential conflict of use and provides added security for all residents and users.

Lighting plays an important role in the safety and security of users at the development. External areas will be well lit with lighting integrated into the landscaping and building to ensure that security that is maintained through all areas of the development.

SOCIAL DIMENSIONS

Apartment living is overtly about achieving a desired lifestyle. Within the proposed development and in the areas surrounding the development site are numerous beaches, parks, clubs, restaurants, shops and other social and recreational facilities that can be enjoyed by the future residents and friends.



With the design of the apartments and overall development being contemporary in nature and aimed largely towards a younger professional market, it is anticipated that the style of development will attract residents who will interact positively with the existing community.

AESTHETICS

The location and scale of the site demands a visually attractive built form which dynamically responds to its context. This will be enhanced with materials and elements that reflect the use, internal design and structure of the development.

The concept proposed promotes a residential face for the majority of the development above podium level and strongly addressing the corner of Corrimal and Crown Streets. While the access corridor enables the Western façade to provide both interest and solar protection to the development.

Strong horizontal elements highlight the linear nature of the total development. These elements are expressed in various materials to add further interest and aesthetic appeal.

The street presence is addressed through the integration of built form and landscaping enhancing the current hard edged environment.

Overall, the aesthetics of the proposal are relatively simple yet contemporary in its design.

Regards
DBI DESIGN

A handwritten signature in black ink, appearing to read 'Raith Anderson', with a long horizontal flourish extending to the right.

Raith Anderson
Project Director