11 April 2024

TQM Engineering Design & Construction
Level 10, 6 Mount Olympus Boulevard
Wolli Creek NSW 2205

HERITAGE IMPACT ASSESSMENT LETTER

131 – 135 CROWN STREET, WOLLONGONG

1. Background

This heritage impact assessment letter has been prepared on behalf of TQM Develop, the owners of the subject site in order to assess the impact of the proposed development at 131-135 Crown Street, Wollongong ('the site'). This heritage impact assessment letter has been prepared for the pre-DA application to Wollongong Council. The proposed development would include a mixed used development consisting of a multistorey travel at the subject site.

On 3 April 2024, Heritage 21 received a set of architectural drawings by Metropoint Group Architects ("the drawings") dated 28 March 2024 pertaining to the proposed works at the site. The heritage impact assessment contained in this letter is based upon those drawings and has been informed by preliminary research and a site visit undertaken on 13 October 2022.

Note – Proposed drawings of the proposal are contained in Appendix B of this report. Images of the site are contained in Appendix A below.

2. Nature of the Assessment Letter

The objectives and controls of the *Wollongong Local Environmental Plan 2009* ("WLEP") and the Wollongong Development Control Plan, 2009 ("WDCP") are the pertinent planning controls for the proposed works. This letter is confined to cultural built heritage only and does not purport to determine or assess any BCA requirements, services related issue, contamination issue, structural integrity issue, legal matter, or any other non-heritage issue.

It is beyond the scope of this assessment letter to address in detail the Indigenous historical development of or Indigenous associations with the site or to locate or assess potential or known archaeological sub-surface deposits on the site or elsewhere.

3. Authors

This Heritage Assessment letter has been prepared by Ankita Powale and overseen by Paul Rappoport, Director of Heritage 21.

4. Site Identification

The subject site is located at 131-135 Crown Street, Wollongong, which falls within the boundaries of the Wollongong City Local Government Area (LGA) and comprises the following lots –

- Lots 1,2 and 3 of DP 1070120
- Lot 1 & 2 of DP 603751

As depicted in Figure 1 below, the site is located on the southern side of Crown Street between Kembla and Church Street. The subject site consists of three separate double storey buildings located in front of the pedestrian pathway along Crown Street. The building located at 131 Crown Street is a commercial building built in the Interwar architectural style. The Royal Bank building located at 133 Crown Street is a Federation style building and so is the commercial building located at 135 Crown Street, Wollongong.

Figure 1. 2022 aerial imagery showing the subject site outlined in red and surrounding urban environment (Source: Wollongong City Council – Wollongong Aerial Photography 1938 to 2022, accessed on 20 October 2022, https://www.arcgis.com/apps/MapSeries/index.html?appid=ad9b467e8da342f190428fcde0e7ae4c, annotated by Heritage 21)

Figure 2. 2022 aerial view of structures in and around site (Source: Wollongong City Council – Wollongong Aerial Photography 1938 to 2022, accessed on 20 October 2022, https://www.arcgis.com/apps/MapSeries/index.html?appid=ad9b467e8da342f190428fcde0e7ae4c, annotated by Heritage 21)

5. Heritage Context

5.1 Heritage Listings

The subject sites **are** listed as an item of environmental heritage under Schedule 5 of the Wollongong Local Environmental Plan 2009 ('WLEP'). However, **they are not** listed on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.[1]

The details of the listings follow:

Statutory List – Legislative Requirements				
List	**Item Name**	**Address**	**Significance**	**Item No.**
Wollongong Local Environmental Plan 2009	Bank Chambers	127–131 Crown Street	Local	61098
	Royal Bank	133 Crown Street	Local	6239
	Commercial frontage	135 and 137-139 Crown Street	Local	61102

[1] The Register of the National Estate ceased as a statutory heritage list in 2007; however it continues to exist as an inventory of Australian heritage places.

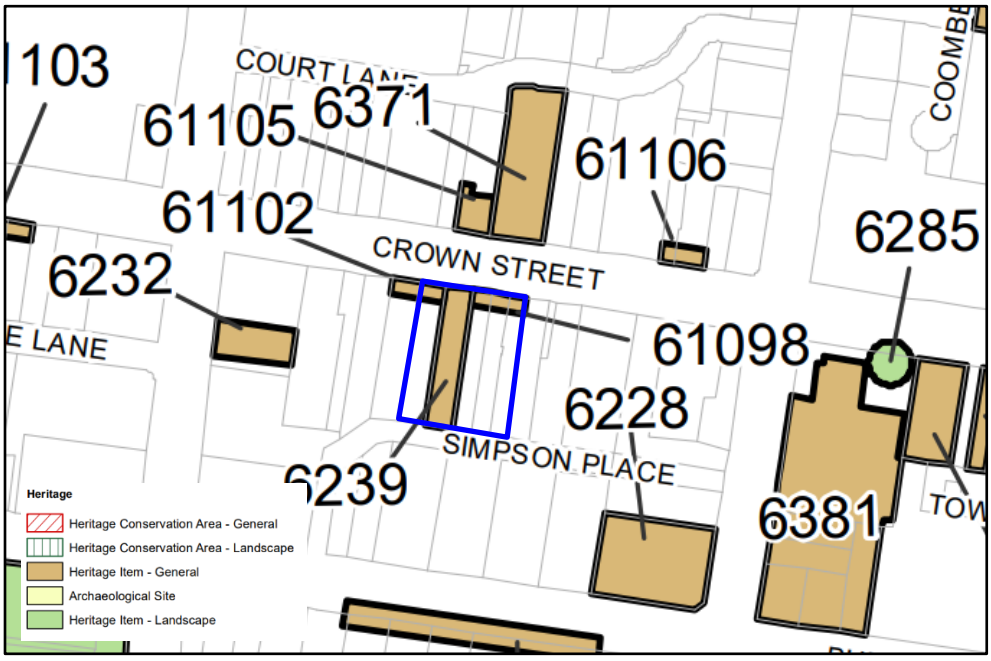

Figure 3. Detail from Heritage Map HER_025B; the subject site is outlined in blue and heritage items, some of which are within the vicinity of the site, are marked brown (Source: NSW Legislation Online, https://www.planningportal.nsw.gov.au/publications/environmental-planning-instruments/wollongong-local-environmental-plan-2009?page=1, annotated by Heritage 21)

The subject site **is not** located within the boundaries of a Heritage Conservation Area under Schedule 5 of the WLEP 2009.

5.2 Heritage Items in the Vicinity of the Site

As depicted in Figure 3 above, the subject site is situated within the general vicinity of the following heritage items listed under Schedule 5 of the WLEP 2009. The details of the listings follow:

Item/HCA Name	Address	Significance	Item Number
Shop known as 83 Church Street	149–161 Crown Street (part)	Local	6232
Kawarra Chambers building	118–124 Crown Street	Local	61105
Wesley Uniting Church	116 Crown Street	Local	6371
Commercial frontage	98–100 and 102 Crown Street	Local	61106
St Andrew's Presbyterian Church and hall	50 Burelli Street (Corner of Kembla Street)	Local	6228

Among the heritage items in the vicinity listed above, the subject site is adjacent to or within the visual catchment of Item 61105, Item 6371 and Item 61106. Accordingly, any proposed development should consider the visual impact on these heritage items located in the vicinity.

6. Historical Summary

As seen in the 1891 historical map of the Town of Wollongong (refer to Figure 4 below), the subject site of the proposed development was originally a part of allotments 5 and 6 of Section 11 of the original Town of Wollongong, land owned by J.T Hughes.

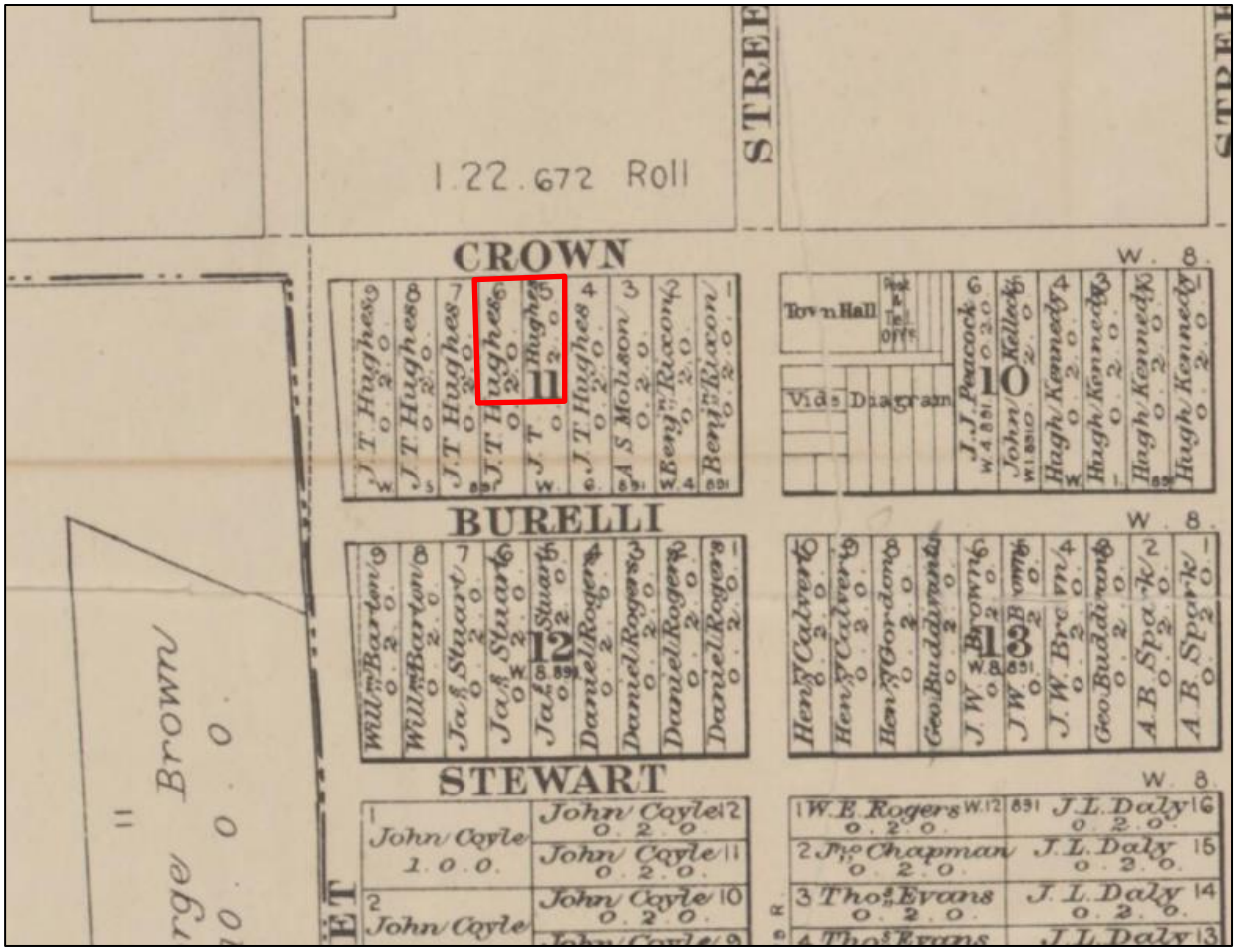

Figure 4. 1891 Map of the town of Wollongong, Section 11, with the approximate location of the subject site outlined in red. (Source: NSW Land Registry Services, 'Historical Land Records', annotated by Heritage 21)

The 1938 aerial photograph (refer to Figure 5 below) indicates that the Bank Chambers building located at 131 Crown Street consisted of a large lot extending all the way till Burelli Street. The Simpson Place laneway located to the rear of the subject site was not present in 1938. The Royal Bank Building located at 133 Crown Street has retained its building form in the front but has been altered towards the rear of the site. The 1938 aerial photograph indicates that the laneway presently located in between 133 and 135 Crown Street has been historically present and connected to the rear sheds. This historical photograph also indicates that the roof form of the commercial building at 135 Crown Street has been significantly altered. The original roof form of 135 Crown Street as seen in the 1938 aerial consisted of a combination roof of hips and gables which has been altered and is today a flat metal roof. The structures located to the rear of all the buildings on 131-135 Crown Street are later additions and are not original.

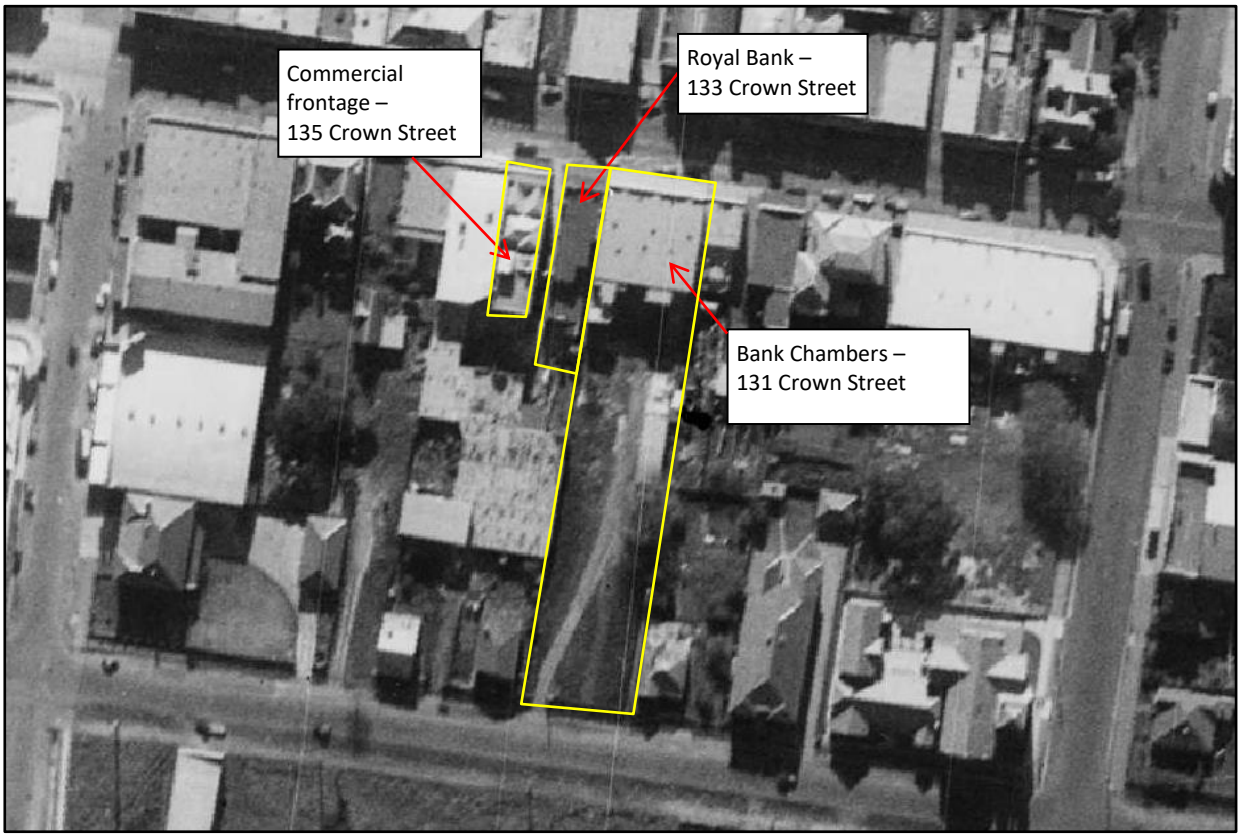

Figure 5. 1938 aerial view of structures in and around site (Source: Wollongong City Council – Wollongong Aerial Photography 1938 to 2022, accessed on 20 October 2022, https://www.arcgis.com/apps/MapSeries/index.html?appid=ad9b467e8da342f190428fcde0e7ae4c, annotated by Heritage 21)

As seen in the 1925 photograph (refer to Figure 6 below) the original front façade of the Royal Bank building has been significantly altered along the ground level and currently does not feature any of the original fabric. The detailing of the first floor balcony has also been altered with the removal of the ground floor arched entrance and the decorative detailing above the entrance arch. The Royal Bank building has retained the original column along the first floor balcony and the brick masonry parapet above. The suspended awning along the ground level is a later addition and is not original. The building was enclosed in a contemporary metal cladding until c.2000 (refer Figure 7 below) which has since been removed to expose the remaining first floor original presentation of the heritage building.

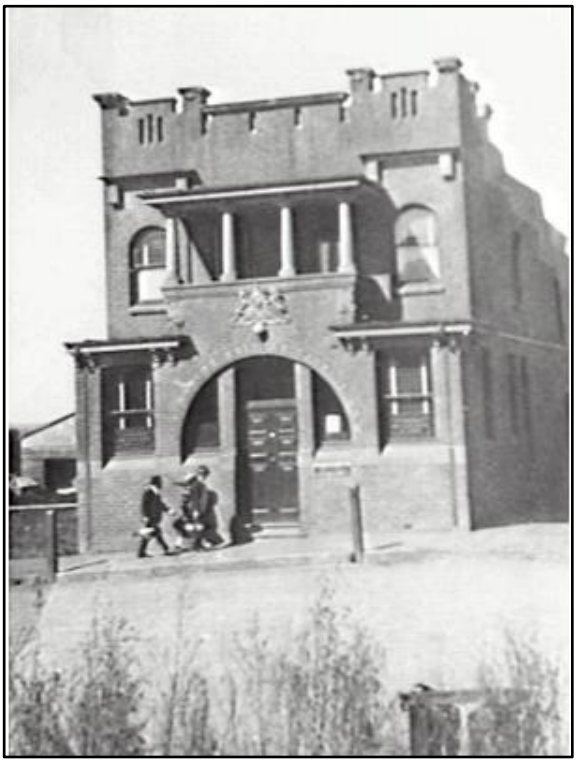

Figure 6. c.1925 photograph of the former Government Saving Bank – Royal Bank building located at 133 Crown Street (Source: Wollongong City Library, Image number - P02/P02690, https://wollongong.spydus.com/cgi-bin/spydus.exe/FULL/WPAC/BIBENQ/14130224/17540187,2)

Figure 7. 1994 photograph of the Royal Bank building showing the intrusive metal cladding (Source: Wollongong City Library, Image number - P11/P11392, https://wollongong.spydus.com/cgi-bin/spydus.exe/FULL/WPAC/BIBENQ/14131506/17548793,4)

7. Physical Evidence

7.1 131 Crown Street, Wollongong

The subject two-storey building at 131 Crown Street is the former 'Bank Chambers' with a classical primary elevation built in the Stripped Classical architectural style during the Interwar period. The subject building has undergone various alterations to the shopfronts located along the ground level as well as the windows along the first floor leading to the loss of the original heritage significant fabric. The windows along the first floor are later addition metal windows. The suspended awning located along the primary elevation has also been altered and is in later addition consists of contemporary metal roof sheeting. The building has three retail tenancies located along the ground level. The interiors of these tenancies have been altered to suit the contemporary needs and feature later addition fabric consisting of lightweight partition walls, suspended ceilings, carpeted flooring and modern kitchen fit outs. There is no heritage significant fabric located along the ground level. The building has an entrance located along the front façade leading to the first-floor retail tenancies. The first floor of the building has 5 commercial tenancies which have all been altered and the interiors feature light weight partition walls, suspended ceilings and contemporary timber doors which do not appear to be original. The interiors of the subject building do not feature the original floor layout. The building has extended towards the rear and features later addition fabric.

7.2 133 Crown Street, Wollongong

The following physical description for the building located at 133 Crown Street has been extracted from the State Heritage Inventory: [2]

> *(Terry Kass 2011): The Government Savings Bank was issued a title for this site on 27 May 1911 after converting the land from Old System Title. (C T 2150 f 156) The October 1922 valuation by the Valuer-General listed this as a 'Brick banking chamber' with seven rooms plus kitchen and outbuildings with an iron roof plus brick stables. The unimproved capital value was £4,025 (Valuer-General, Valuation Cards, Wollongong, SRNSW 13/7926, Crown St, No 937). In c. 2000, metal cladding has been placed in front of façade, but was later removed to uncover the building in all its glory.*

The subject two-storey building at 133 Crown Street is the former Royal Bank which is built in the Federation architectural style. The building has retained its original presentation from the public domain along the first floor. However, the ground floor of the building including the shopfronts have been significantly altered leading to the loss of all heritage fabric. The suspended awning currently located at the subject building is a later addition and is not a part of the original heritage building. The front face brick masonry walls of the heritage building have been painted in acrylic paints. The western elevation of the building features the original brick masonry in a stepped form which is significant. The external double hung timber windows along the western elevation also appear to be original. The roof

[2] Heritage NSW, "Royal Bank," State Heritage Inventory, Heritage Item ID: 2700643, accessed 20 October 2022, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2700643

sheeting of the building appears to have been altered but it has retained its original form in the front section of the building and has also retained the original chimneys both along the eastern and western edges of the roof. An arched entrance leading to the first floor of the building is located along the western elevation. The timber entrance door including the fan and side lights with lead-stained glass within this western arched entrance appears to be original. The rear (southern) elevation of the building has undergone multiple alterations and does not feature any significant heritage fabric. The ground floor of the building has two tenancies which have been extensively altered leading to the loss of all original heritage fabric. The tenancies feature later addition lightweight partition walls, suspended ceilings and floating timber or carpeted flooring.

The first floor is accessible from the western entrance using a timber staircase built in the Federation style. This timber staircase including its balustrade is significant. The entrance lobby on the ground floor from the western entrance features significant pressed metal ceilings. The first floor consists of a single tenancy which has undergone alterations. The floor layout has been altered and the door and architraves are all later additions. However, one of the front rooms within the first floor has retained the significant pressed metal ceilings. The balcony along the front façade has largely retained its presentation with the columns but the flooring of the balcony has been altered and consists of later addition parquetry flooring.

The Wollongong City Council development application tracker indicates that subject building has had numerous budling applications and development applications from 1958 to 2022 for alterations to the interiors and the exteriors of the building for the office premises.

7.3 135 Crown Street, Wollongong

The subject two-storey building at 133 Crown Street is a commercial tenancy with the ground floor shopfront being extensively altered leading to the loss of significant heritage fabric. The front (northern) façade has retained the Federation architectural style and its presentation from the public domain. The interiors of the buildings have been altered to suit the contemporary needs and consist of later addition lightweight partition walls, suspended ceilings and floating timber or carpeted flooring. The interiors of the building including its rear does not consist of any heritage significant fabric.

Note – A visual survey of the site and its streetscape is attached at Appendix A.

7.4 View Lines between the Site and Heritage Items in the Vicinity of the Site

The subject site is a readily visible item within the context of Crown Street and within the precinct of the Crown Street Mall within Wollongong City Centre. As depicted in Figure 3 above, the primary view lines to the primary elevation of the site are made from items 61105, Item 6371 and Item 61106. The secondary views to the rear of the subject site are visible from Simpson Place. Any future development at the subject site should take these views into consideration while designing the new development.

8. Established Significance

8.1 131 Crown Street, Wollongong

While the significance of the site has not been assessed by Heritage 21, the following Statement of Significance for the site located at 131 Crown Street, Wollongong is an extract from the Wollongong City Centre Heritage Study dated May 2021: [3]

> *The Bank Chambers building is a good representative example of a substantial main street commercial chambers from the 1920s. The building is aesthetically pleasing in its simple and understated interwar classical style. The building responds well to its location directly opposite the Wesley Uniting Church, providing an appropriately scaled and classically balanced response to the gothic façade of the Church. The "Bank Chambers" retains a place in the unofficial financial district of Wollongong, with several bank branches historically (and to this day) surrounding the site. The building makes an important contribution to the streetscape and the City's character and combined with its northern neighbour (the former Government Savings Bank), the Wesley Uniting Church, and other surrounding heritage items and significant character buildings, is one of a collection of buildings that contribute to the precincts unique built form character.*

8.2 133 Crown Street, Wollongong

While the significance of the site has not been assessed by Heritage 21, the following Statement of Significance for the site located at 133 Crown Street, Wollongong dated 19/11/2019, is an extract from the NSW State Heritage Inventory:[4]

> *The former bank building at 133 Crown Street is of significance for the local area for historical, aesthetic and reasons of representativeness. The building is readily identifiable as part of historic building stock of the area, it presents a local landmark and strongly contributes to this key and vital streetscape of Wollongong. The design of the building is representative of this type of buildings at the time of its creation, as a Federation period commercial architecture in Wollongong.*

[3] Wollongong City Council, "Wollongong City Centre Heritage Study", May 2021, accessed 20 October 2022
[4] Heritage NSW, "Royal Bank," State Heritage Inventory, Heritage Item ID: 2700643, accessed 20 October 2022, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2700643

8.3 135 Crown Street, Wollongong

While the significance of the site has not been assessed by Heritage 21, the following Statement of Significance for the site located at 135 Crown Street, Wollongong is an extract from the Wollongong City Centre Heritage Study dated May 2021: [5]

> *A group of two (conjoined) commercial buildings typical of late federation period commercial buildings. These shops are a significant character element which demonstrate typical development of Crown Street in the 1920's. The two shops contribute to the character of the Crown Street Mall and are located within the immediate vicinity of a number of other heritage sites and significant character buildings. The Federation period detailing and windows are retained in 135 Crown Street, whilst 139 have been subject to alterations which have removed original windows and includes a colour scheme and signage which detract from the item. The significance of the buildings is limited to their streetscape contribution.*

8.4 General aspects of significance

On 13 October 2022, Heritage 21 undertook a site visit for the purposes of a visual and photographic survey. The visit included a general survey of the setting of the site, as well as the physical evidence on the site itself, including the exterior and interior of the subject buildings.

Management of the significant heritage values of the site are related to:

- The presentation and setting of the subject buildings within Crown Street.
- The significant front (northern) facades of the buildings located at 131 (Bank Chambers) and 135 Crown Street (Commercial frontage).
- The original form of the heritage listed building located at 133 Crown Street (Royal Bank).
- The significant front (northern) Federation façade of 133 Crown Street (Royal Bank) as well as the chimneys and the stepped western brick masonry façade with the timber double hung windows and the arched entrance and timber entrance door along the ground level.
- The throughfare laneway located to the west of 133 Crown Street connecting Crown Street to Simpson Place.
- The remnant external and internal significant fabric of the heritage listed building located at 133 Crown Street.
- The historic significance of the site being part of the historic building stock within a group of commercial buildings within Wollongong City Centre.

[5] Wollongong City Council, "Wollongong City Centre Heritage Study", May 2021, accessed 20 October 2022

8.5 Individual contributions to significance

The below table and figure provide a preliminary indication of the significant grading of individual areas of the subject buildings. The table also indicates the recommended conservation actions for the different areas of varied significance.

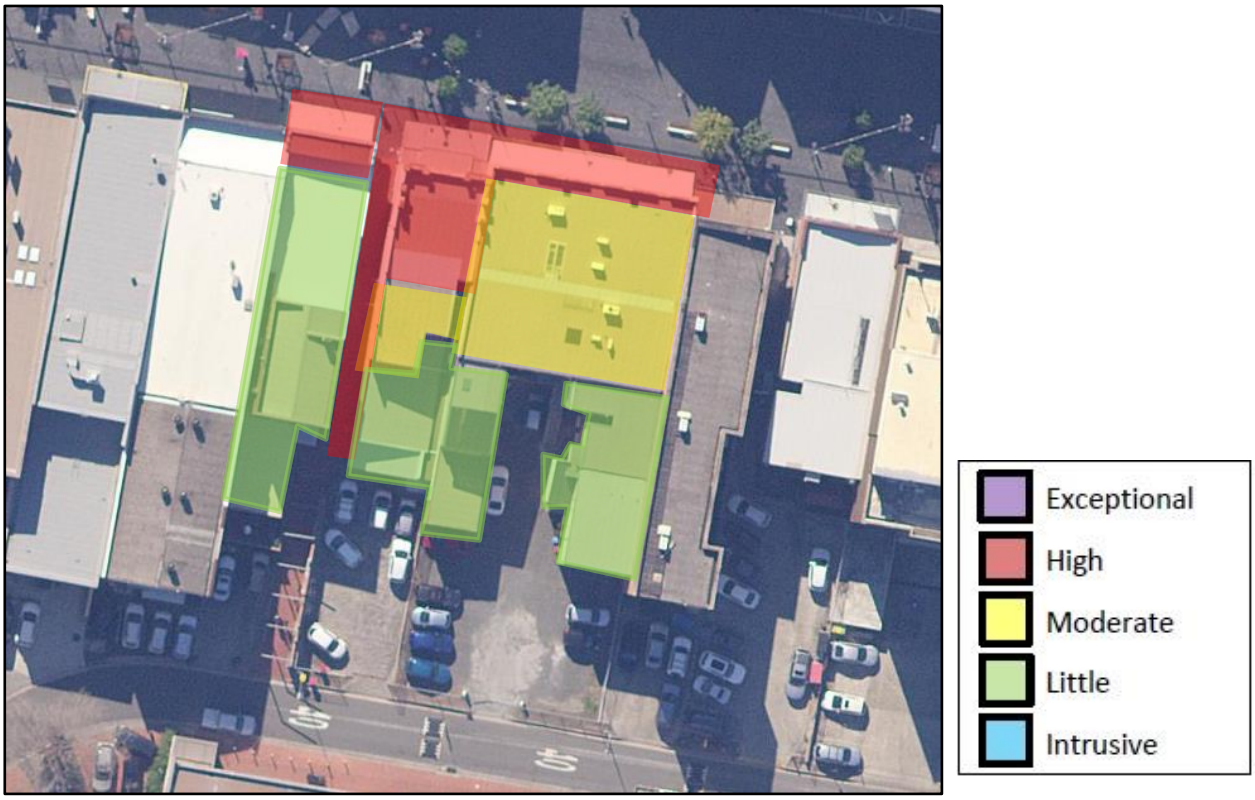

Figure 8. Aerial imagery of the subject site, present day, showing preliminary grading of significance of the subject building and its later additions. (Source. NSW Land and Property Information, 'SIX Maps', n.d., http://maps.six.nsw.gov.au/, annotated by Heritage 21).

SIGNIFICANCE	COMMENTS	CONSERVATION ACTION
Exceptional	No areas have been identified as possessing exceptional significance.	Not required.
High	▪ The front (northern) façade of 131 Crown Street (Bank Chambers) including the awning. ▪ The front (northern) façade, western stepped brick masonry wall, arched entrance along the western elevation and the timber entrance door of 133 Crown Street. ▪ The front section of the Royal Bank building. ▪ The front (northern) façade of 135 Crown Street (Bank Chambers) including the awning.	▪ The front façade should be retained and the intrusive suspended awning as well as the ground floor contemporary shopfronts to be reinstated to suit the Interwar architectural style of 131 Crown Street building. ▪ Retain and conserve the front façade including the balcony and suspended awning of 133 Crown Street. ▪ Retain the front rooms of the heritage buildings although the internal areas on the ground floor have been significantly altered and do not feature any heritage fabric.

		▪ The front façade should be retained and the intrusive suspended awning as well as the ground floor contemporary shopfronts to be reinstated to suit the Federation architectural style of 135 Crown Street building.
Moderate	▪ The original built form of the building set behind the front façade of 131 Crown Street. ▪ The original built form of the building till the entrance lobby and staircase located along the western elevation.	▪ The areas of moderate significance may be retained or altered to suit the contemporary needs.
Little	▪ The rear additions to 131 Crown Street. ▪ The rear single storey additions to 133 Crown Street. ▪ The areas behind the front (northern) façade of 135 Crown Street.	▪ The areas of little significance may be retained or altered to suit the contemporary needs.
Intrusive	No areas have been identified as intrusive.	Not required.

9. Proposed works

Heritage 21 understands, from the drawings referred to in Section 1 above, that the proposed development would include:

- Retention of the heritage listed front façade of 131 Crown Street.
- Demolition of the building located set behind the heritage listed front façade of 131 Crown Street.
- Retention of the heritage listed front façade of 135 Crown Street.
- Demolition of the building located set behind the heritage listed front façade of 135 Crown Street.
- Retention of significant front portion of the heritage listed Royal Bank building located at 133 Crown Street, including its front façade, balcony, western façade with the arched entrance, significant Federation style timber staircase, pressed metal ceilings within the interiors and the chimneys.
- Demolition of the rear portion of the Royal Bank building behind the western arched entrance.
- Demolition of the internal layout on the ground and first floor in the front portion of the Royal Bank building.
- Construction of a mixed used development with commercial and retail tenancies as well as art studies at the subject site, fronting Crown Street and the proposed laneway.
- Construction of a 18 storey residential tower to the rear of the subject site with three basements.
- Reinvigoration of the existing laneway with landscaping.

10. Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site, the King Street Heritage Conservation Area in which it is located, and the heritage items and conservation area in the vicinity. The Heritage Impact Assessment below is based on the the Heritage Context (refer to Section 5.0), the Physical Evidence (refer to Section 6.1), Historical Summary (refer to Section 6.3), Established Significance (refer to Section 6.4), Proposed works (refer to Section 7.0).

The impact assessment is also based on the objectives and controls of the Wollongong LEP 2009, Wollongong DCP 2009 and the best practice heritage management.

10.1 Heritage Impact Assessment of Demolition of the Subject Buildings on Site

131 Crown Street and 135 Crown Street, Wollongong

The proposal would retain the front façade of the Bank Chambers building located at 131 Crown Street and the front façade of the commercial building located at 135 Crown Street. The proposal would include the of the buildings set behind these significant heritage façades. As indicated in Section 6.2.1 above and the photographs included in Appendix A, the interiors of these buildings have been extensively altered leading to the loss of all heritage fabric. The alterations and additions at these buildings have made it difficult to discern the original floor layout of these buildings. The buildings have been extended to the rear and as per Heritage 21's observations during the site visit conducted on 13 October 2022 the rear portions of the buildings feature contemporary fabric.

Thus, in the opinion of Heritage 21, the demolition of the rear of the subject buildings would not engender a negative impact on the heritage significance of the subject site or the heritage items in the vicinity of the site.

133 Crown Street, Wollongong

As seen in the drawings prepared by Metropoint Group Architects (MGA), the proposed development has been designed carefully to ensure that the areas of high significance of the heritage building, as identified in Section 8.5 above, would be retained. The proposal would involve the retention of the significant front façade of the building including the balcony, fronting Crown Street. The proposal would involve the retention of the western brick masonry façade, the western entrance including the significant timber door with stained glass lead lights as well as the significant Federations style staircase and the pressed metal ceilings. The interiors of the building have been altered multiple times from 1958 to 2022 which has led to the loss of the original floor layouts. The interiors of the building on both floor levels does not feature any heritage significant fabric. The only fabric of note within the first floor are the pressed metal ceilings in the front room which would be salvaged and reinstated within the new development. The proposal would also retain the western façade of the building with its stepped form. The only alteration along the western façade would be the introduction of new arched opening similar to the existing arched opening. In the opinion of Heritage 21, the introduction of these new openings would be sympathetic to the heritage item.

Thus, Heritage 21 is confident that the proposed development would retain the high heritage significant fabric of the subject site while facilitating contemporary development. The portions of the

original form of the building which are proposed for demolition are of little heritage significance due to high levels of modifications that they have undergone, leading to the loss of most of the heritage fabric.

10.2 Heritage Impact Assessment of the Proposed New Development

As indicated by the drawings prepared by Metropoint Group Architects, the proposal would include the introduction of a 18-storey residential development to the rear of the subject site. Heritage 21 believes that the new development has been sympathetically designed, incorporating measures that would conform with the existing context around the subject site and nearby heritage items observed along Crown Street. Heritage 21 is of the opinion, the various design measures employed within the drawings developed by MGA, such as breaking up the massing and articulation along the external facades, would be effective in softening the visual impact of the high-rise development. Furthermore, the podium design along the lower levels would be appropriate as it follows the scale of the surrounding buildings observed along Crown Street, thereby breaking up the vertical massing of the proposed development. The proposed height of the development would also be in line with the height of the new developments observed along Crown Street. The drawings prepared by MGA indicate that the first two levels of the proposed development, fronting Crown Street and the proposed laneway, would consist of commercial and retail. This would align with the existing character observed within the Crown Street Mall and would ensure that the ground level of the site remains accessible to general public. Heritage 21 also notes that the proposed development would be within an altered setting, that already has been highly developed. As such, the development is following an established precedent.

Overall, Heritage 21 believes that the proposed development has been thoughtfully designed to complement the existing heritage character of the site and its context.

Setback and Siting

The design drawings of the proposed development indicate that the multi-storey residential tower proposed to the rear of the subject site would be setback from the heritage facades of the building, fronting Crown Street. The proposed tower would be setback 6m the front heritage facades of the existing building on site along Crown Street. Recessing the upper levels of the proposed residential tower would reduce the perceived bulk of the new development from a pedestrian perspective when viewed from Crown Street. The podium style design would also aid in reducing the visual impact of the new development on the heritage items located in the vicinity of the subject site.

Bulk, Form and Massing

The design of the proposed development has been developed keeping in mind the heritage context of Crown Street. Therefore, majority of the bulk of the development has been sited to the rear of the subject site. The stepping back of the upper levels, by incorporating the podium style design within the proposed development would ensure that the new tower would be proportional to the scale of the surrounding development. The slender form of the towers would help soften the massing as well as the visual impact of the future development.

Materiality and Finishes

Incorporating balconies along the front façade would aid in reducing the solid bulk of the proposed development, which would result in the articulation within the façade. The proposed development's muted colour scheme and sympathetic materials, including face brick masonry and glazing, would follow the character and materials of the surrounding buildings. Heritage 21 is of the opinion that the design of the new development would allow for a contemporary interpretation of traditional materials. This would enable the new buildings to blend in well with the surrounding context while still remaining distinctly contemporary in form and detailing.

Laneway activation, Landscaping and Heritage Interpretation

The proposal would retain the existing laneway and would involve invigorating the laneway by introduction of heritage interpretation and landscaping. The proposal would include the installation of a new signage at the entrance of the laneway. The contemporary design of this sign would aid in welcoming people within this heritage laneway and improve pedestrian traffic. All the proposed signage options would be sympathetic to the heritage buildings and would complement their existing character. Heritage 21 believes that the signage would be a good contemporary design feature as it would subtly reiterate the general height and the building lines of the existing heritage buildings. The proposal would retain significant pressed metal ceilings and the Federation style staircase within the new retail and residential lobby. The proposal would also include heritage display within this new lobby, introducing heritage interpretation within the new development. The new double storey retail space in the front of the Royal Bank building would also introduce pressed metal ceilings, interpretating the original heritage fabric within the new development. Heritage 21 believes that the improved landscaping, laneway activation and heritage interpretation within the new development would positively allow for increased engagement of general public with the heritage item.

10.3 Views to and from heritage-listed items

As discussed in Sections 5 and 6.3 above, the subject site is located adjacent to a number of heritage items along Crown Street. Heritage 21 has recommended and understands that the final development application of the proposal would aim to remove the intrusive shopfronts along the ground level, fronting Crown Street, and replacing them with traditional shopfront in Federation style. This would be in line with the development observed in the vicinity at Lang's Corner. The introduction of traditional shopfront would improve views to the heritage listed facades at the subject site. Due to the scale and form of the proposed development and the surrounding built forms within the Crown Street streetscape, the impact of the works on view lines in the opinion of Heritage 21, would be minimal. Further, the incorporation of sympathetic form, scale, siting, design, materials and colour palette would ensure that the proposal would blend within the existing context.

11. Conclusion

8.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site and heritage items in the vicinity:

- The proposal would retain the significant heritage façade of 131 Crown Street – the Bank Chambers building and the heritage façade of 135 Crown Street – the commercial building.
- The proposal would retain the heritage significant fabric and the front portion of the Royal Bank Building at 133 Crown Street.
- The proposed development would retain retail development along the ground level, maintaining the existing use observed at the subject site along Crown Street.
- The proposal would reinvigorate the laneway by incorporating heritage interpretation and landscaping, improving the pedestrian traffic within the new development.
- The proposed height of the new development would be in line with the character and height of the surrounding development observed within the area along Crown Street.
- The proposed development is setback at the upper levels from the streetscape, further reducing the perceived bulk and scale of the development from the pedestrian level.
- The proposal is of a simple design, contemporary in its form which would be clearly identifiable as a later addition while being complementary to the heritage context of the city centre of Wollongong.

8.2 Mitigation Measures/Recommendations

To ensure maximum conservation of the significance of the subject site and heritage items in the vicinity, Heritage 21 also recommends the following:

- An Interpretation Strategy should be developed for the subject site outlining its history and evolution. This Interpretation Strategy should be incorporated within the new development in publicly accessible areas.
- The proposed shopfront along the ground level should be in traditional Federation style, similar to the shopfront observed in the vicinity at the Lang's Corner development.

Heritage 21 is therefore confident that the proposed development complies with the pertinent heritage controls and would not engender a negative impact on the heritage significance of the subject site and heritage items in the vicinity. We therefore recommend that Wollongong City Council view the application favourably on heritage grounds.

Yours sincerely,

Ankita Powale – Senior Heritage Consultant
Bachelor of Architecture
Master of Urbanism (Heritage Conservation)

Paul Rappoport – Conservation Architect & Heritage Town Planr
Director Heritage 21
Previous Acting Commissioner in the Land & Environment Court (NSW)
B. Arch., AIA, MURP, M. ICOMOS
Registered Architect No. 5741 - NSW Architects Registration Board
Master of Urban & Regional Planning (Hons) - MURP
Member of Society of Architectural Historians - SAHANZ
Member of Australia ICOMOS – M. Australia ICOMOS
Member of The Institute of Historic Building & Conservation - IHBC
Member of International Planning History Society - IPHS
Member of The Twentieth Century Heritage Society of NSW Inc.

APPENDIX A

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 13 October 2022, unless stated otherwise.

Figure 9. External view of the heritage buildings located at 131-135 Crown Street, Wollongong, facing south.

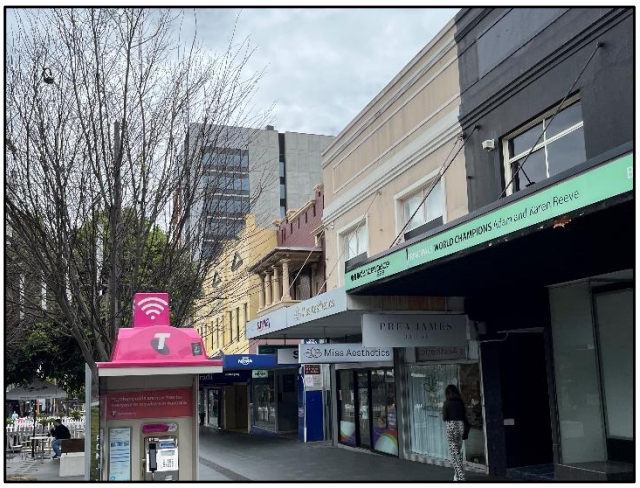

Figure 10. External view of the heritage buildings located at 131-135 Crown Street, Wollongong, facing east.

Figure 11. View of the heritage listed Wesley Uniting Church located in front of the subject site.

Figure 12. External view of the two -storey commercial buildings located along Crown Street.

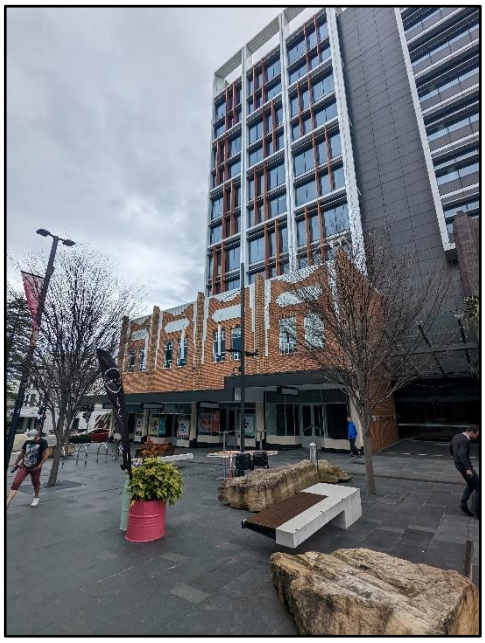

Figure 13. View of the multi-storey development retaining the heritage facades along the lower levels at 101 Crown Street - the former Langs building.

131 Crown Street, Wollongong

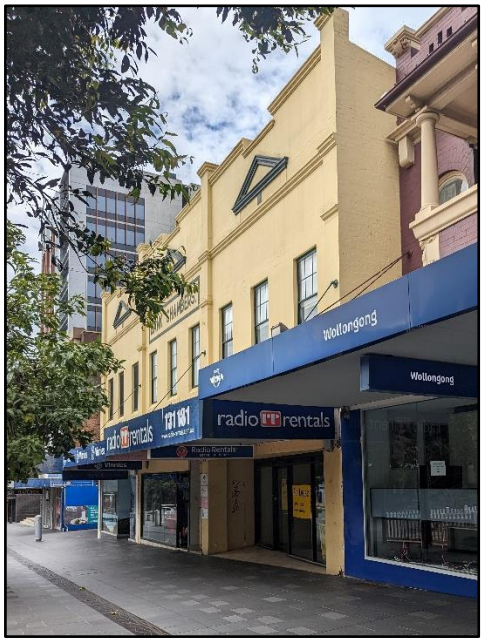

Figure 14. Federation style commercial front façade of 131 Crown Street. Note the later addition suspended awning and non-original shopfronts.

Figure 15. External view of the rear (southern) elevation of 131 Crown Street showing later additions.

Figure 16. External view of the rear additions showing later addition fabric.

Figure 17. External view of the rear additions showing later addition fabric.

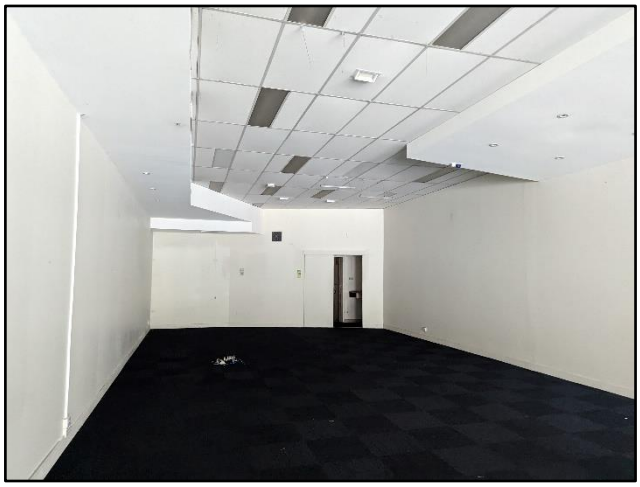

Figure 18. Internal view of the ground floor tenancy showing later addition fabric.

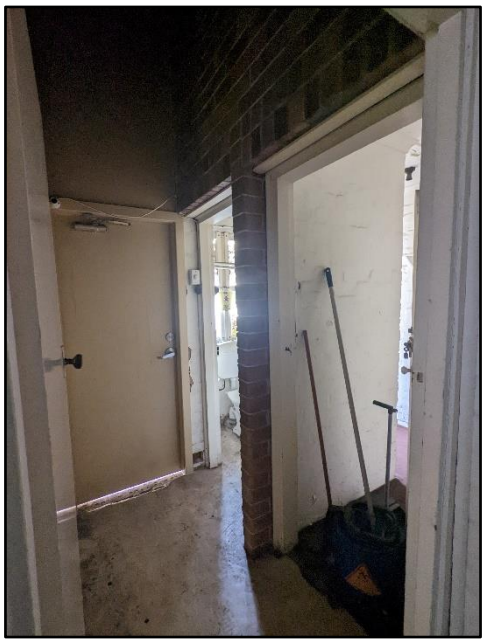

Figure 19. Internal view of the ground floor tenancy showing non-original fabric.

Figure 20. Internal view of the ground floor tenancy showing later addition suspended ceilings.

Figure 21. View of the later addition suspended ceiling showing the non-original fabric above.

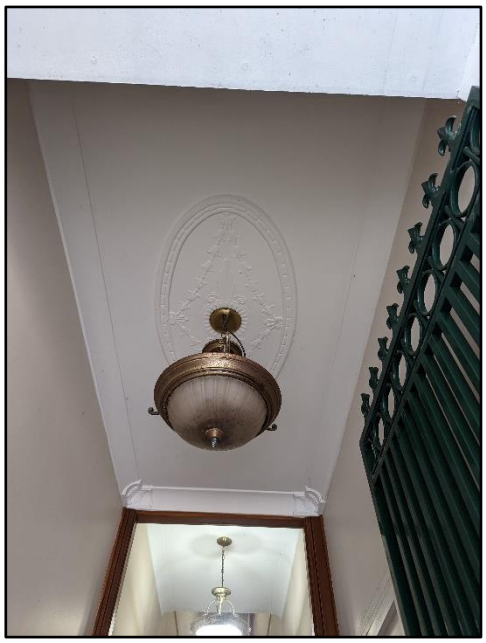

Figure 22. View of the entrance lobby ceiling leading to the first floor.

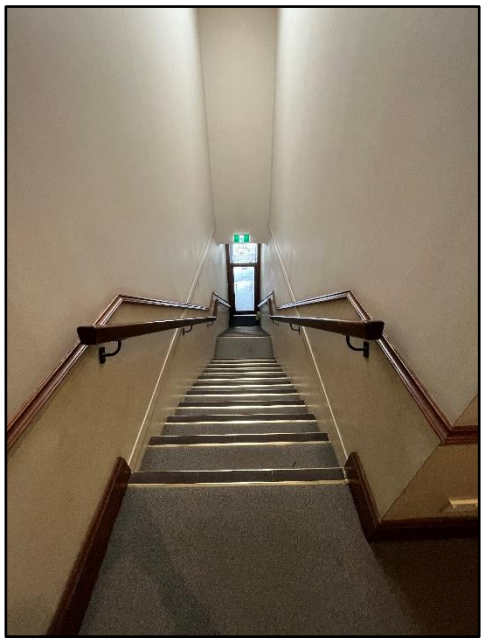

Figure 23. View of the non-original staircase leading to the first floor of the building.

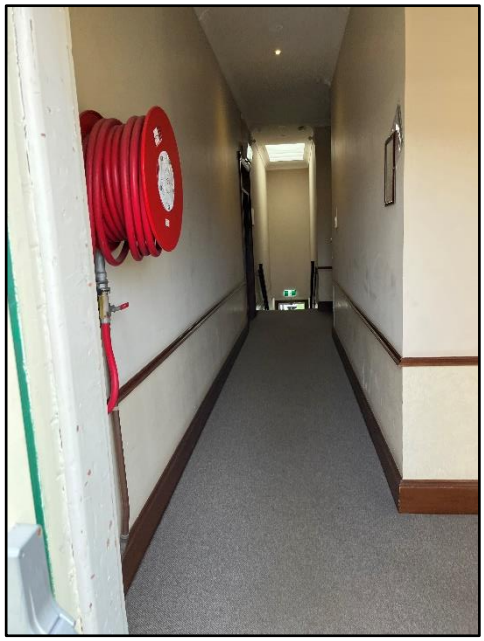

Figure 24. Internal view of the first floor hallway.

Figure 25. Internal view of the non-original timber doors on the first floor of the subject building.

Figure 26. Internal view of the non-original timber doors on the first floor of the subject building.

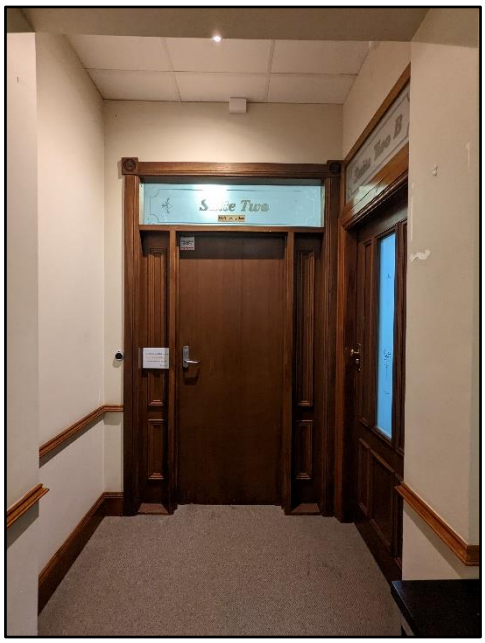

Figure 27. Internal view of the non-original timber doors on the first floor of the subject building.

Figure 28. Internal view of the tenancy on the first floor showing all later addition fabric.

Figure 29. View of the rear additions of the building featuring all non-original fabric.

Figure 30. External view of the suspended awning showing non-original metal sheeting.

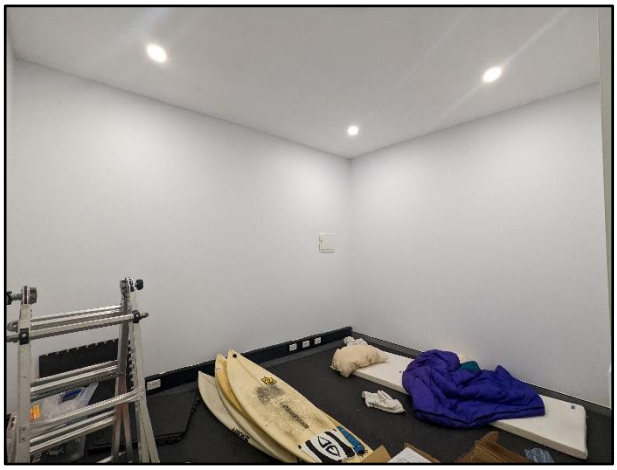

Figure 31. Internal view of the tenancy on the first floor showing all later addition light weight partition walls and carpeted flooring.

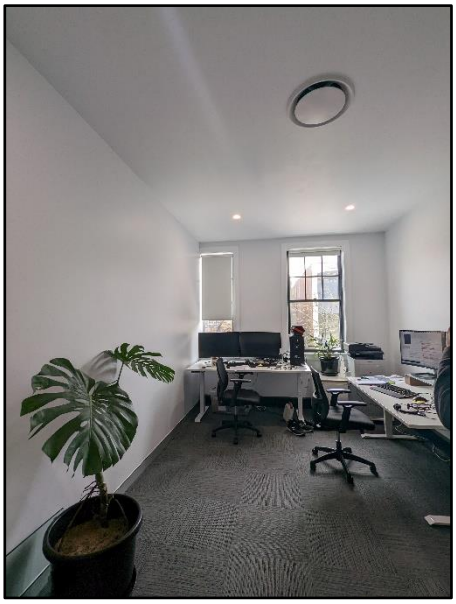

Figure 32. Internal view of the tenancy on the first floor showing all later addition fabric.

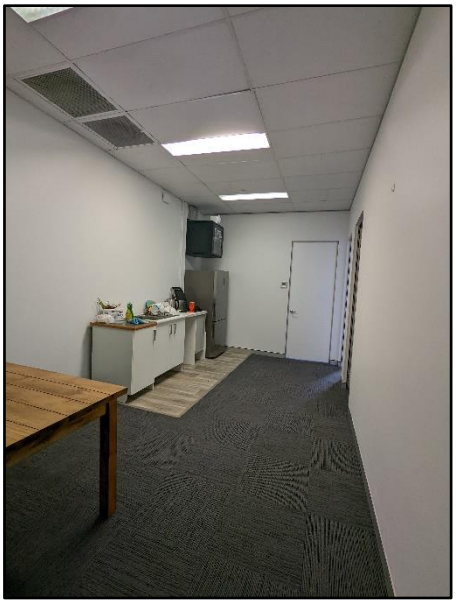

Figure 33. Internal view of the tenancy on the first floor suspended ceiling, lightweight partition walls and carpeted flooring.

Figure 34. Internal view of the tenancy on the first floor showing all later addition fabric consisting glazed partitions.

Figure 35. Internal view of the tenancy on the first floor showing all later addition fabric.

Figure 36. Internal view of the tenancy on the first floor showing all later addition fabric.

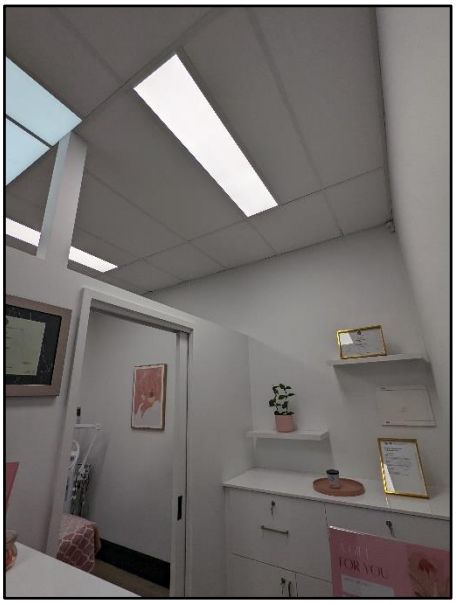

Figure 37. Internal view of the tenancy on the first floor showing contemporary finishes and fabric.

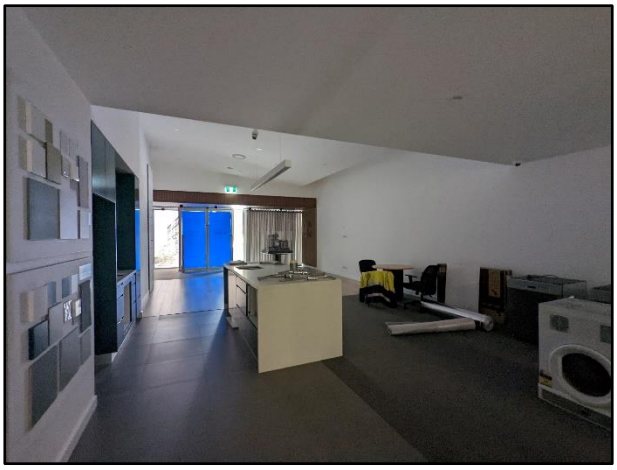

Figure 38. Internal view of the tenancy on the ground floor showing later addition fabric of lightweight partition walls .

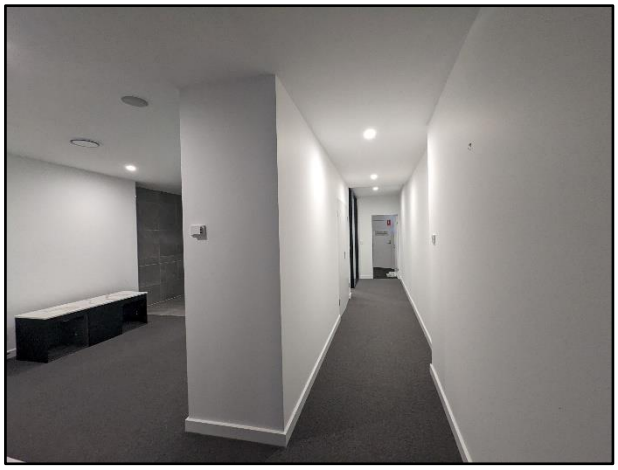

Figure 39. Internal view of the tenancy on the ground floor showing all later addition fabric.

Figure 40. Internal view of the tenancy on the ground floor showing all later addition fabric.

Figure 41. Internal view of the tenancy on the ground floor showing all later addition fabric.

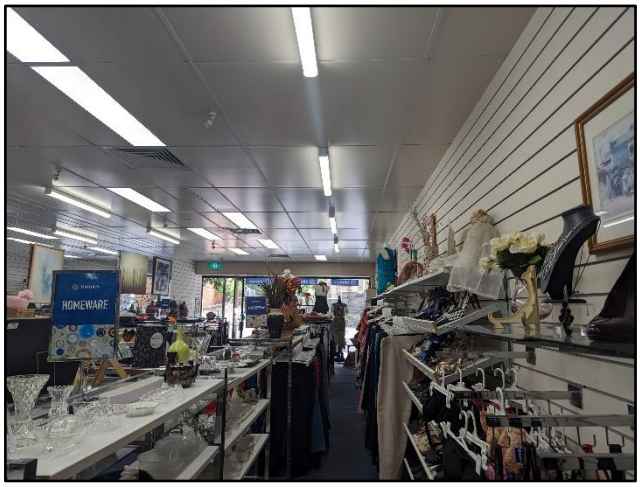

Figure 42. Internal view of the tenancy on the ground floor showing all later addition fabric.

133 Crown Street Wollongong

Figure 43. External view of the front façade of the Royal Bank building showing the non-original shop frontage along the ground floor.

Figure 44. External view showing the laneway throughfare located to the west of the Royal Bank building.

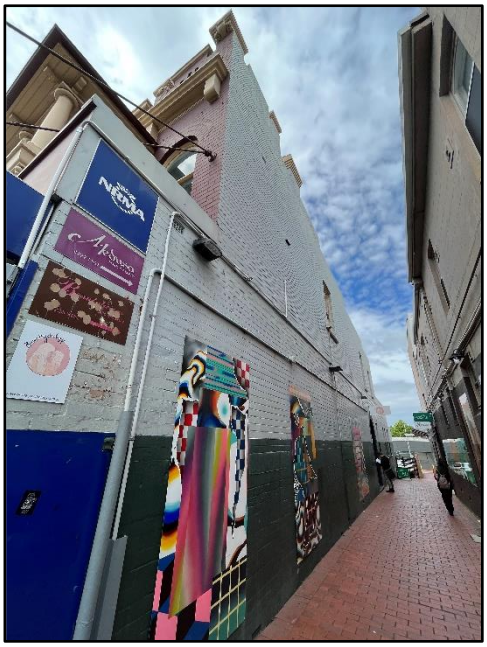

Figure 45. External view of the stepped brick masonry wall located along the western façade of the Royal Bank building.

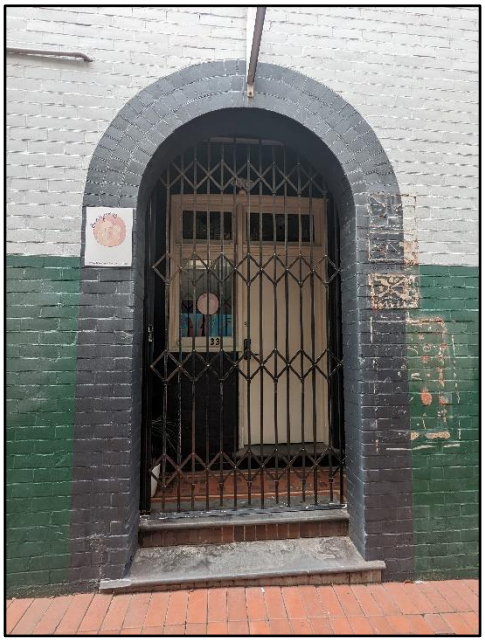

Figure 46. External view of the arched entryway located along the western elevation of the Royal Bank building.

Figure 47. Rear (southern) elevation of the Royal Bank building showing all non-original fabric.

Figure 48. Internal view of the tenancy in the front on the ground floor (NRMA) showing all later addition fabric.

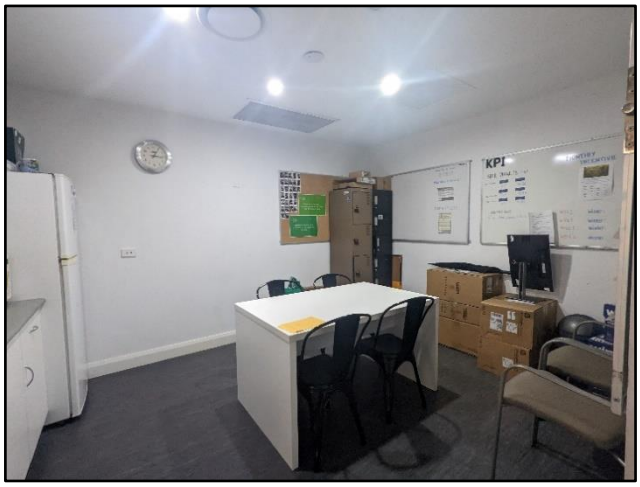

Figure 49. Internal view of the tenancy in the front on the ground floor (NRMA) showing all later addition fabric.

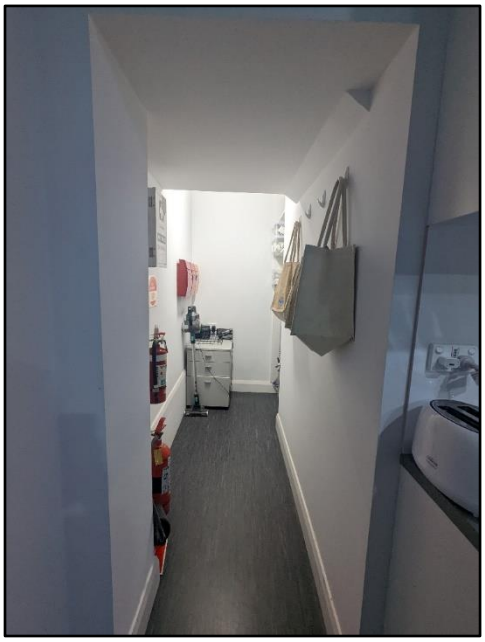

Figure 50. Internal view of the tenancy in the front on the ground floor (NRMA) showing all later addition fabric.

Figure 51. Internal view of the tenancy on the ground floor in the rear areas showing all later addition fabric. Note the contemporary concrete flooring.

Figure 52. Internal view of the tenancy showing the non-original timber joists which appear to be later addition.

Figure 53. Internal view of the tenancy on the ground floor in the rear area showing all later addition fabric including light weight partition walls.

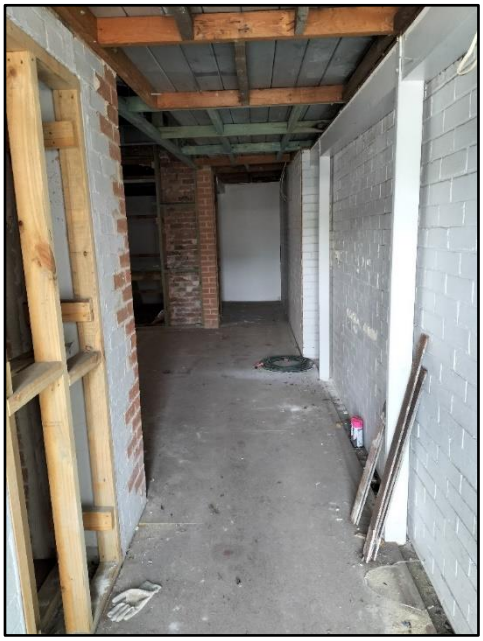

Figure 54. Internal view of the tenancy on the ground floor in the rear area showing all later addition fabric including light weight partition walls.

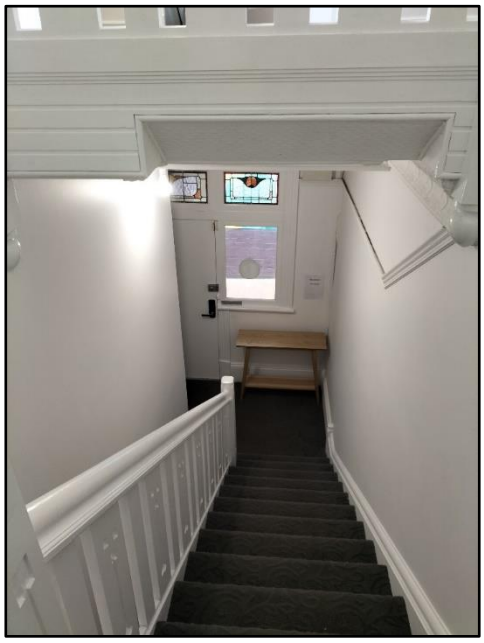

Figure 55. Internal view of the entrance lobby showing the significant timber staircase in Federation style.

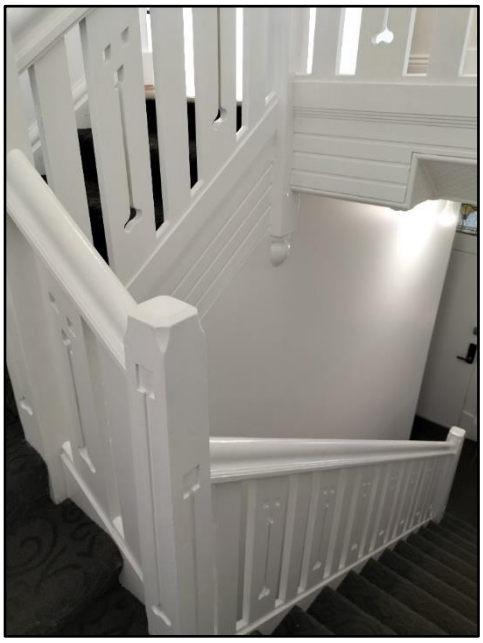

Figure 56. Internal view of the significant timber staircase in Federation style.

Figure 57. Internal view of the significant pressed metal ceilings in the entrance lobby.

Figure 58. Internal view of the first floor hallway showing pressed metal ceilings.

Figure 59. Internal view of first floor showing later addition doors.

Figure 60. Internal view of the tenancy on the first floor showing later addition timber flooring.

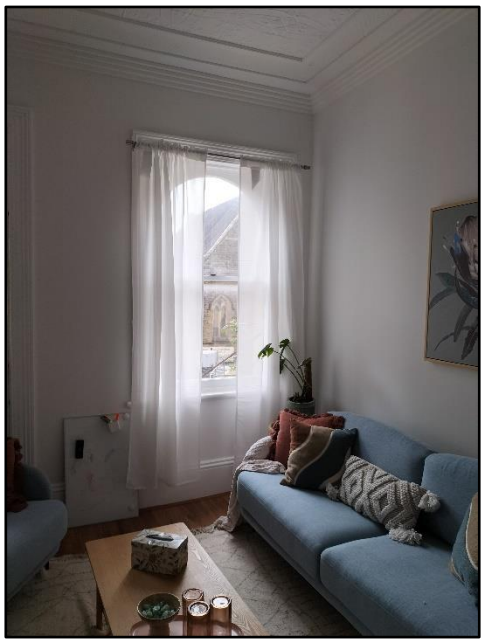

Figure 61. Internal view of the tenancy on the first floor showing pressed metal ceilings.

Figure 62. Internal view of the tenancy on the first floor showing pressed metal ceilings.

Figure 63. View of the first floor balcony showing the later addition parquetry flooring.

Figure 64. View of the door leading out the first floor balcony.

135 Crown Street Wollongong

Figure 65. External view of the Federation style commercial building showing the non-original shopfront along the ground floor.

Figure 66. Internal view of the tenancy on the first floor to the rear showing non-original fabric.

Figure 67. Internal view of the tenancy on the first floor to the rear showing non-original fabric.

Figure 68. Internal view of the tenancy on the first floor to the rear showing non-original fabric.

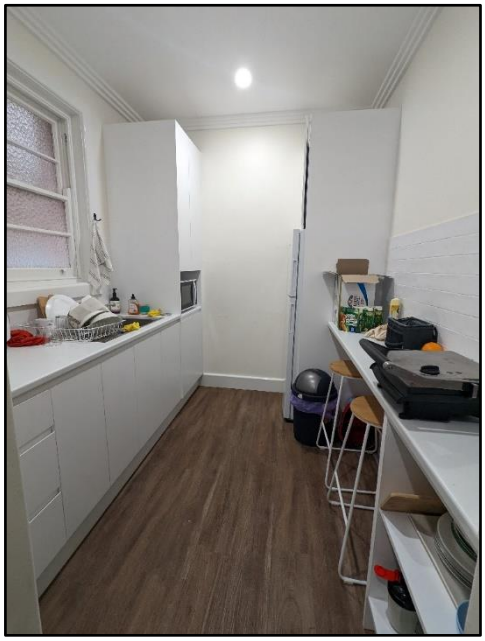

Figure 69. Internal view of the tenancy on the first floor to the rear showing non-original fabric.

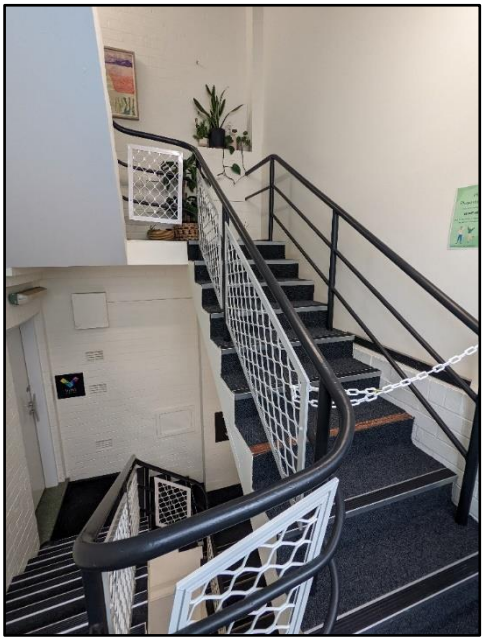

Figure 70. Internal view of the later addition staircase.

Figure 71. Internal view of the tenancy in the front on the first floor of the building showing later addition fabric.

Figure 72. Internal view of the tenancy in the front on the first floor of the building showing later ceilings and floor.

Figure 73. Internal view of the tenancy in the front on the first floor of the building showing later addition ceilings and floor.

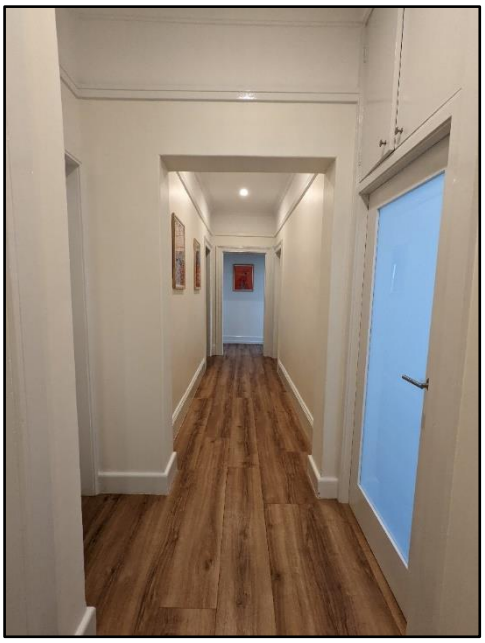

Figure 74. Internal view of the hallway of the tenancy on the first floor showing later addition ceilings and floor .

Figure 75. Internal view of the tenancy in the front on the first floor of the building showing later addition ceilings and floor

Figure 76. Internal view of the café located to the rear of the subject building showing non-original fabric.

APPENDIX B

Our assessment of the proposal is based on the following drawings dated 28 March 2024 by Metropoint Group Architects and received by Heritage 21 on 3 April 2024. These are reproduced below for reference only; the full set of drawings accompanying the application should be referred to only for any details.

131-135 CROWN STREET WOLLONGONG - DEVELOPMENT APPLICATION

DRAWING LIST			
SHT NO	SHEET CONTENTS	REV NO	DATE
DA001	COVER SHEET AND DRAWING LIST	A	28.03.2024
DA002	SITE ANALYSIS	A	28.03.2024
DA003	CONTEXTUAL ENVELOPE MODEL	A	28.03.2024
DA011	LOCAL CONTEXT PLAN	A	28.03.2024
DA012	LOCAL CONTEXT ELEVATIONS	A	28.03.2024
DA013	DESIGN PROGRAMMING	A	28.03.2024
DA021	62.4m HEIGHT PLANE DIAGRAM	A	28.03.2024
DA041	HERITAGE ITEMS - SHEET 1	A	28.03.2024
DA042	HERITAGE ITEMS - SHEET 2	A	28.03.2024
DA043	HERITAGE ITEMS - SHEET 3	A	28.03.2024
DA044	HERITAGE ITEMS - SHEET 4	A	28.03.2024
DA045	HERITAGE CROWN STREET LANEWAY SIGNAGE	A	28.03.2024
DA051	LANEWAY ANALYSIS 1	A	28.03.2024
DA101	SITE PLAN	A	28.03.2024
DA102	GA REFERENCE BASEMENT 3 PLAN	B	28.03.2024
DA103	GA REFERENCE TYPICAL BASEMENT 1 & 2 PLAN	B	28.03.2024
DA104	GA REFERENCE LOWER GROUND PLAN	B	28.03.2024
DA105	GA REFERENCE GROUND FLOOR PLAN	B	28.03.2024
DA106	GA REFERENCE LEVEL 1 PLAN	B	28.03.2024
DA107	GA REFERENCE LEVEL 2 PLAN	B	28.03.2024
DA108	GA REFERENCE LEVEL 3 PLAN	A	28.03.2024
DA109	GA REFERENCE LEVEL 4-17 PLAN	B	28.03.2024
DA110	GA REFERENCE LEVEL 18 PLAN	B	28.03.2024
DA111	GA REFERENCE LOWER ROOF PLAN	B	28.03.2024
DA112	GA REFERENCE UPPER ROOF PLAN	A	28.03.2024
DA201	NORTH ELEVATION (CROWN STREET)	B	28.03.2024
DA202	EAST ELEVATION	B	28.03.2024
DA203	SOUTH ELEVATION (SIMPSON PLACE)	B	28.03.2024
DA204	WEST ELEVATION	B	28.03.2024
DA301	SECTION A - LANEWAY ELEVATION 1	B	28.03.2024

DRAWING LIST			
SHT NO	SHEET CONTENTS	REV NO	DATE
DA302	SECTION B - LANEWAY ELEVATION 2	B	28.03.2024
DA303	SECTION C - LONG SECTION THRU LOBBIES AND TOWER	B	28.03.2024
DA304	SECTION D - CROSS SECTION THRU FORECOURT AND RETAIL	B	28.03.2024
DA401	ADAPTABLE UNIT AND AFFORDABLE HOUSING LOCATION AND SUMMARY	A	28.03.2024
DA402	ADAPTABLE UNIT TYPE 1	A	28.03.2024
DA501	SHADOW DIAGRAM 1 - WINTER SOLSTICE	A	28.03.2024
DA502	SHADOW DIAGRAM 2 - WINTER SOLSTICE	A	28.03.2024
DA503	SHADOW DIAGRAM 3 - SPRING EQUINOX	A	28.03.2024
DA504	SHADOW DIAGRAM 4 - SPRING EQUINOX	A	28.03.2024
DA505	SHADOW DIAGRAM 5 - SUMMER SOLSTICE	A	28.03.2024
DA506	SHADOW DIAGRAM 6 - SUMMER SOLSTICE	A	28.03.2024
DA507	SHADOW DIAGRAM 7 - AUTUMN EQUINOX	A	28.03.2024
DA508	SHADOW DIAGRAM 8 - AUTUMN EQUINOX	A	28.03.2024
DA521	SUN DIAGRAM	A	28.03.2024
DA525	SOLAR ACCESS AERIALS 1	A	28.03.2024
DA526	SOLAR ACCESS AERIALS 2	A	28.03.2024
DA527	SOLAR ACCESS AERIALS 3	A	28.03.2024
DA528	SOLAR ACCESS AERIALS 4	A	28.03.2024
DA531	FACADE DETAILS - TYPICAL	A	28.03.2024
DA532	FACADE DETAILS - TYPICAL	A	28.03.2024
DA533	FACADE DETAILS - ROOF	A	28.03.2024
DA541	FACADE DETAILS 3D	A	28.03.2024
DA542	FACADE DETAILS 3D	A	28.03.2024
DA543	FACADE DETAILS 3D	A	28.03.2024
DA544	FACADE DETAILS 3D	A	28.03.2024
DA545	FACADE DETAILS 3D	A	28.03.2024
DA601	AMENITY DIAGRAM - NATURAL DAYLIGHT & VENTILATION	A	28.03.2024
DA611	AREA CALCULATIONS	A	28.03.2024
DA701	MATERIALS SELECTION	A	28.03.2024
DA711	3D VIEWS FROM CROWN STREET	A	28.03.2024

MGA Sydney
2012

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ABBREVIATION

(A)	ADAPTABLE
L	LIVING
D	DINING
B1, 2, 3	BEDROOM 1, 2, 3
R	WARDROBE
E	ENTRY
EN	ENSUITE
BY	BALCONY
K	KITCHEN
P	PANTRY
F	FRIDGE

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

COVER SHEET AND DRAWING LIST

SCALE	PROJECT NO.	DRAWN
@A1, 50%@A3	DRAWING 202221	MV/JL
STATUS DEVELOPMENT APPLICATION	NO. DA001	REV A

Metropoint Group Architects
Suite 208 98 Riley Street
Darlinghurst 2010 Australia
T: 61 2 8313 1594
info@metropoint.com.au
ABN 84 116 791 229

VIEW 1 - CORNER OF CHURCH AND CROWN ST LOOKING SOUTH EAST TOWARDS PROPOSAL SITE.
SHOWING BUILDING CHARACTER AND CROWN ST PEDESTRIAN FOOTPATH

VIEW 2 - FROM CROWN ST LOOKING SOUTH AT EXISTING LANEWAY LOCATED WITHIN PROPOSED SITE. HERITAGE FACADE SHOWN ON LEFT.

VIEW 3 - FROM CROWN ST LOOKING NORTH AT WESLEY UNITING CHURCH.

VIEW 4 - FROM CROWN ST LOOKING SOUTH AT HERITAGE FACADE WITHIN SITE PROPOSAL.

VIEW 5 - LOOKING WEST ON CORNER OF CROWN ST AND KEMBLA ST AT RECENTLY DEVELOPED HIGH RISE COMMERCIAL BUILDING WITH HERITAGE RETAINED FACADE.

1 DA002 SITE ANALYSIS
Scale: 1 : 400

MGA Sydney
2012

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ABBREVIATION

(A)	ADAPTABLE
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E	ENTRY
EN	ENSUITE
BY	BALCONY
K	KITCHEN
P	PANTRY
F	FRIDGE

SITE CONTEXT LEGEND

- PROPOSAL SITE
- HERITAGE LISTED ITEMS
- MASSING OF POTENTIAL FUTURE DEVELOPMENT 137-147 CROWN ST
- BUILDING FORM OF APPROVED DA 111-119 CROWN ST

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE
131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE
SITE ANALYSIS

SCALE: As indicated @A1, 50%@A3	PROJECT NO. 202221	DRAWN MV/JL	
STATUS: DEVELOPMENT APPLICATION	NO. DA002	REV A	

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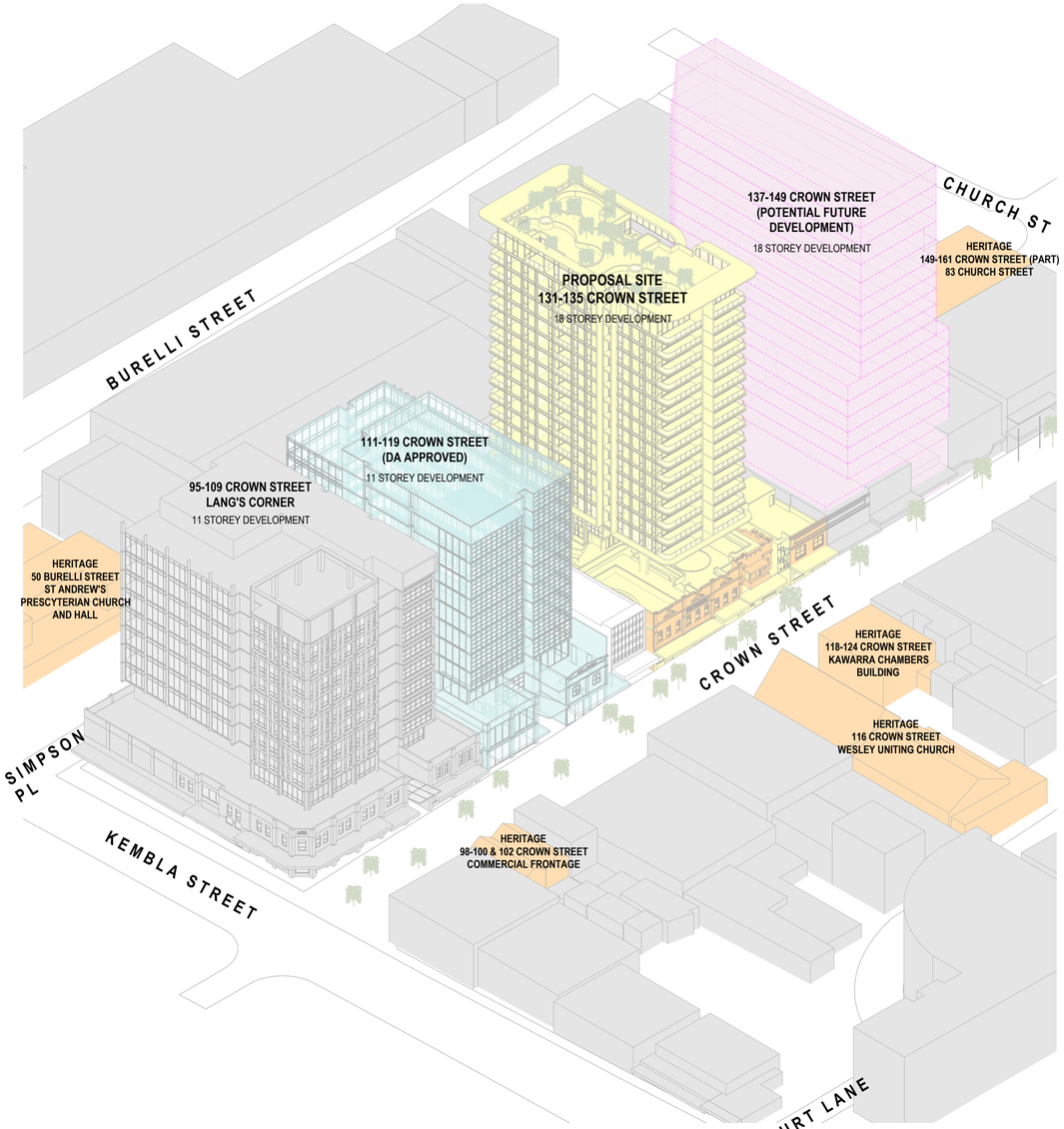
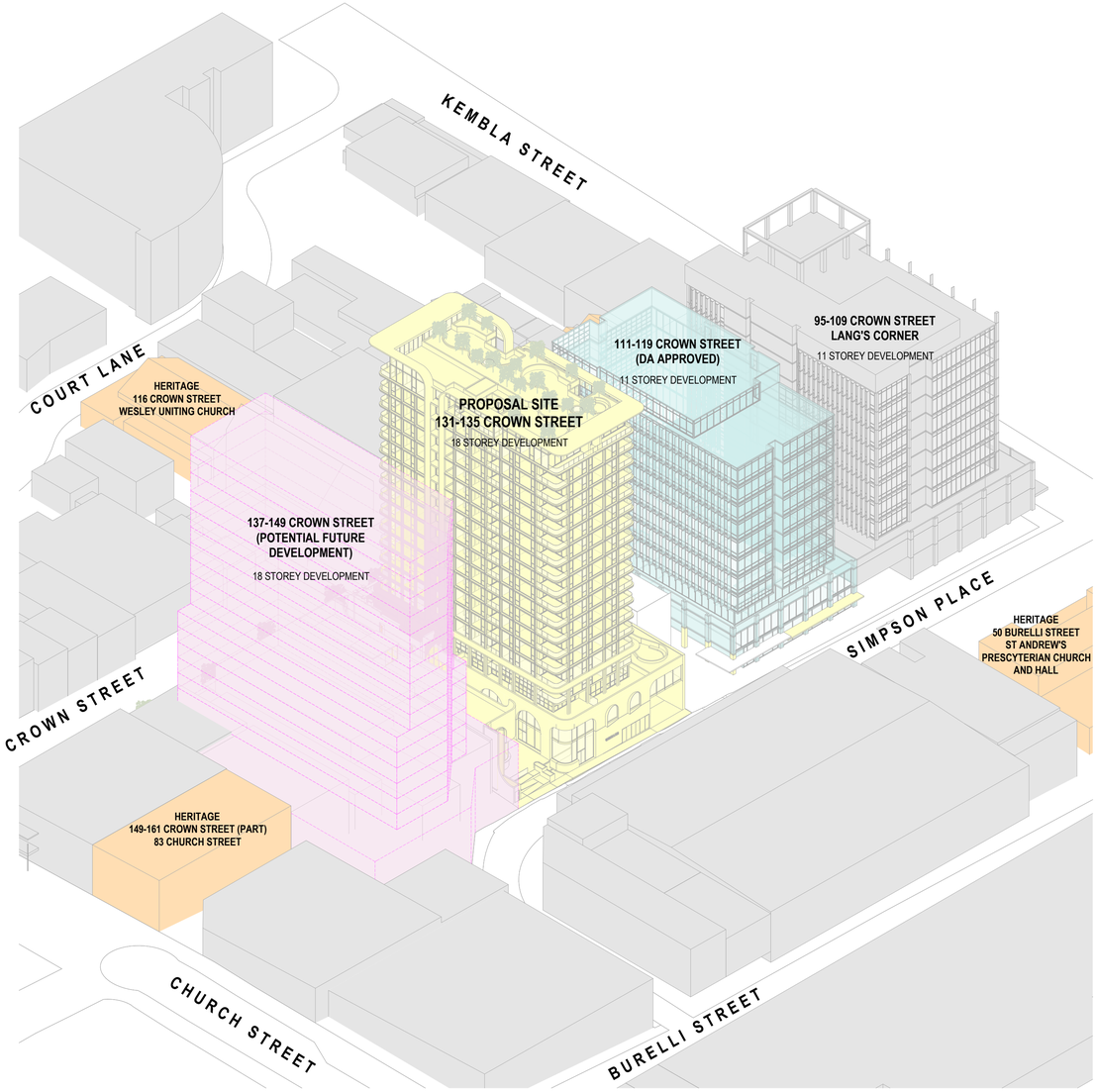


1 DA003 LOCAL CONTEXTUAL ENVELOPE MODEL FROM CROWN ST
Scale:



2 DA003 LOCAL CONTEXTUAL ENVELOPE MODEL FROM SIMPSON PL
Scale:

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ABBREVIATION

(A)	ADAPTABLE
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EN	ENSUITE
BY	BALCONY
K	KITCHEN
P	PANTRY
F	FRIDGE

SITE CONTEXT LEGEND

- PROPOSAL SITE
- HERITAGE LISTED ITEMS
- MASSING OF POTENTIAL FUTURE DEVELOPMENT 137-147 CROWN ST
- BUILDING FORM OF APPROVED DA 111-119 CROWN ST

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

CONTEXTUAL ENVELOPE MODEL

SCALE	PROJECT NO.	DRAWN
1 : 100 @A1, 50%@A3	DRAWING NO. 202221	MV/JL
STATUS DEVELOPMENT APPLICATION	DA003	REV A

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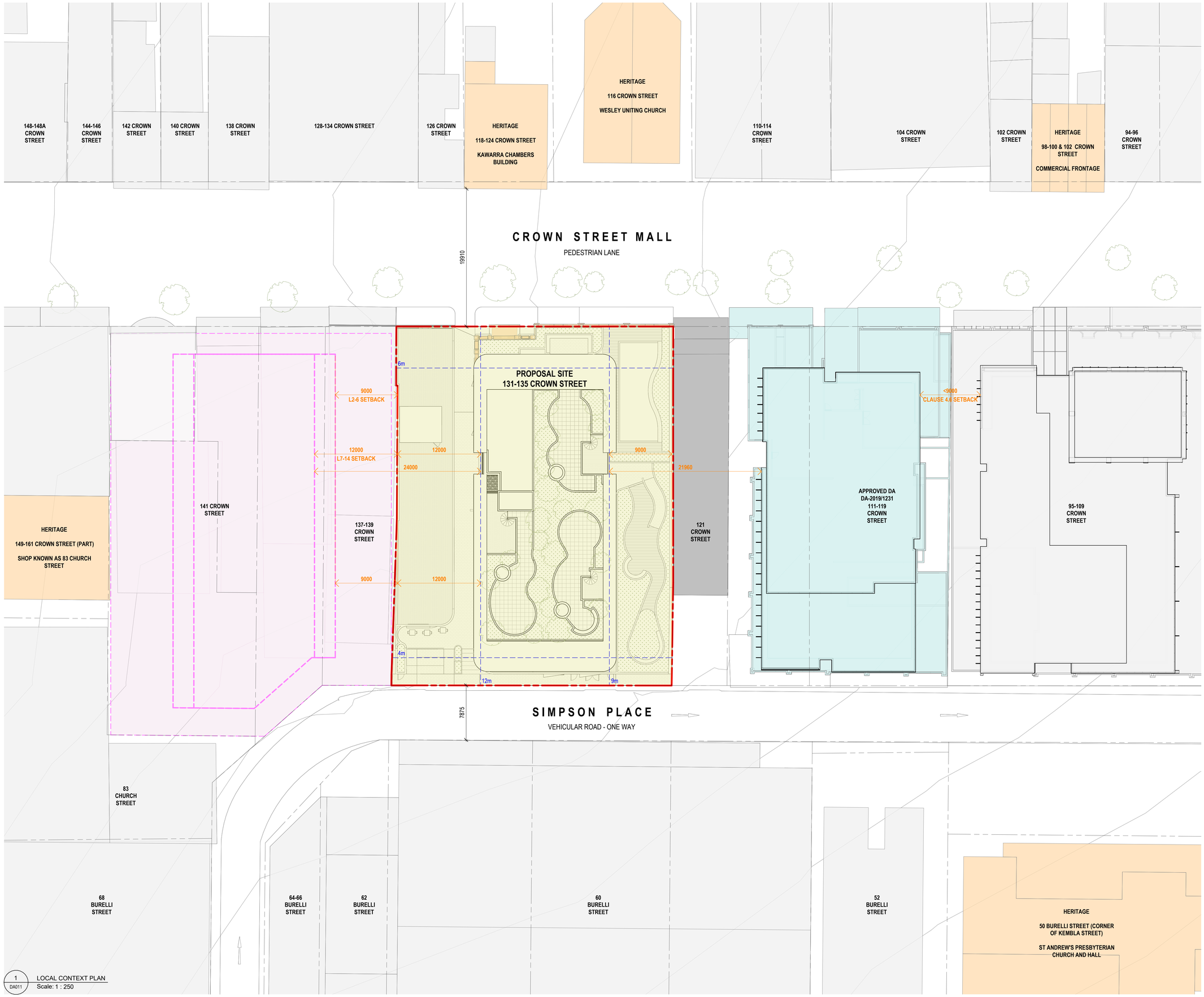

1 DA011 LOCAL CONTEXT PLAN
Scale: 1 : 250

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SITE CONTEXT LEGEND

- PROPOSAL SITE
- HERITAGE LISTED ITEMS
- MASSING OF POTENTIAL FUTURE DEVELOPMENT 137-147 CROWN ST
- BUILDING FORM OF APPROVED DA 111-119 CROWN ST

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

LOCAL CONTEXT PLAN

SCALE: As indicated @A1, 50%@A3	PROJECT NO. 202221	DRAWN MV/JL	
STATUS: DEVELOPMENT APPLICATION	DRAWING NO. DA011	REV A	

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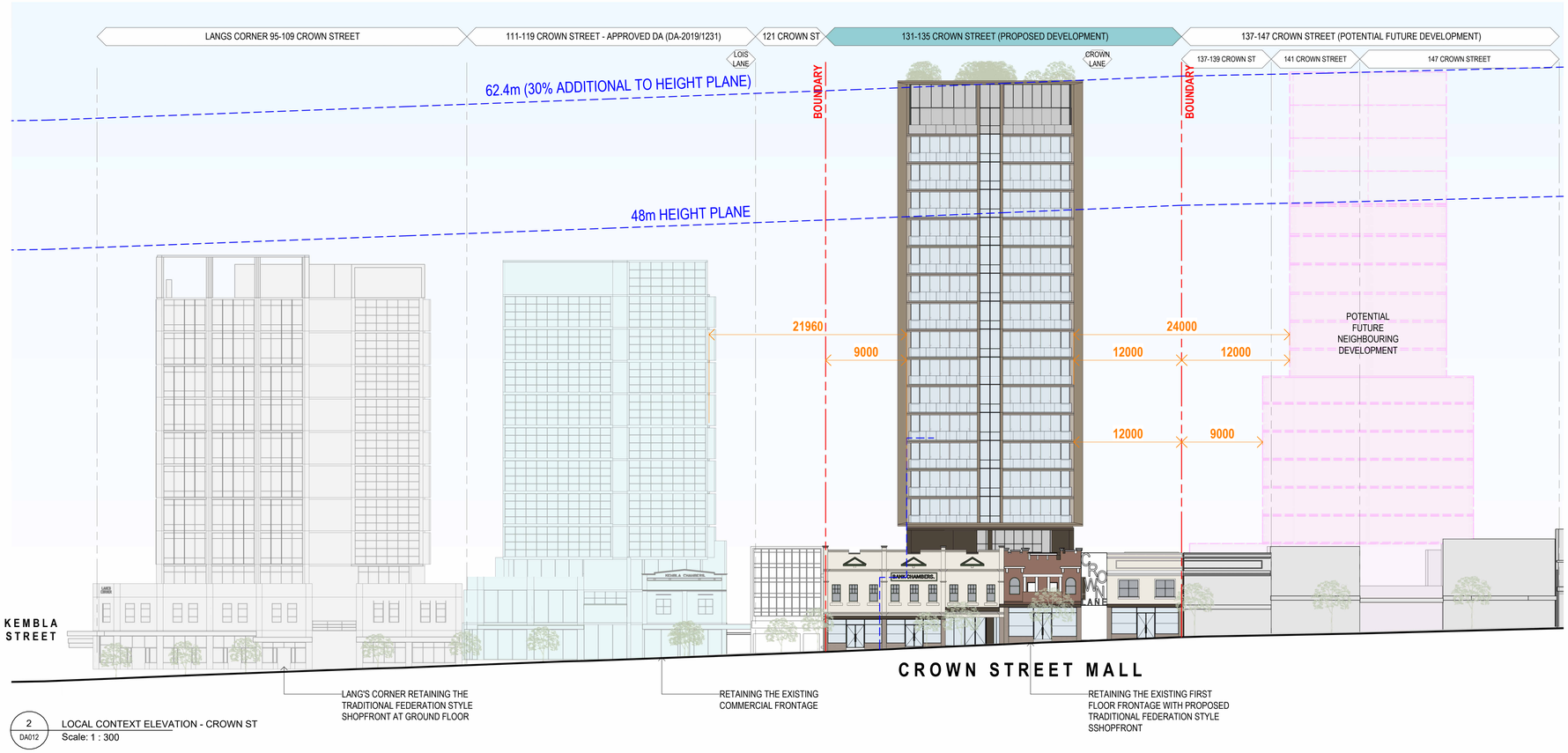
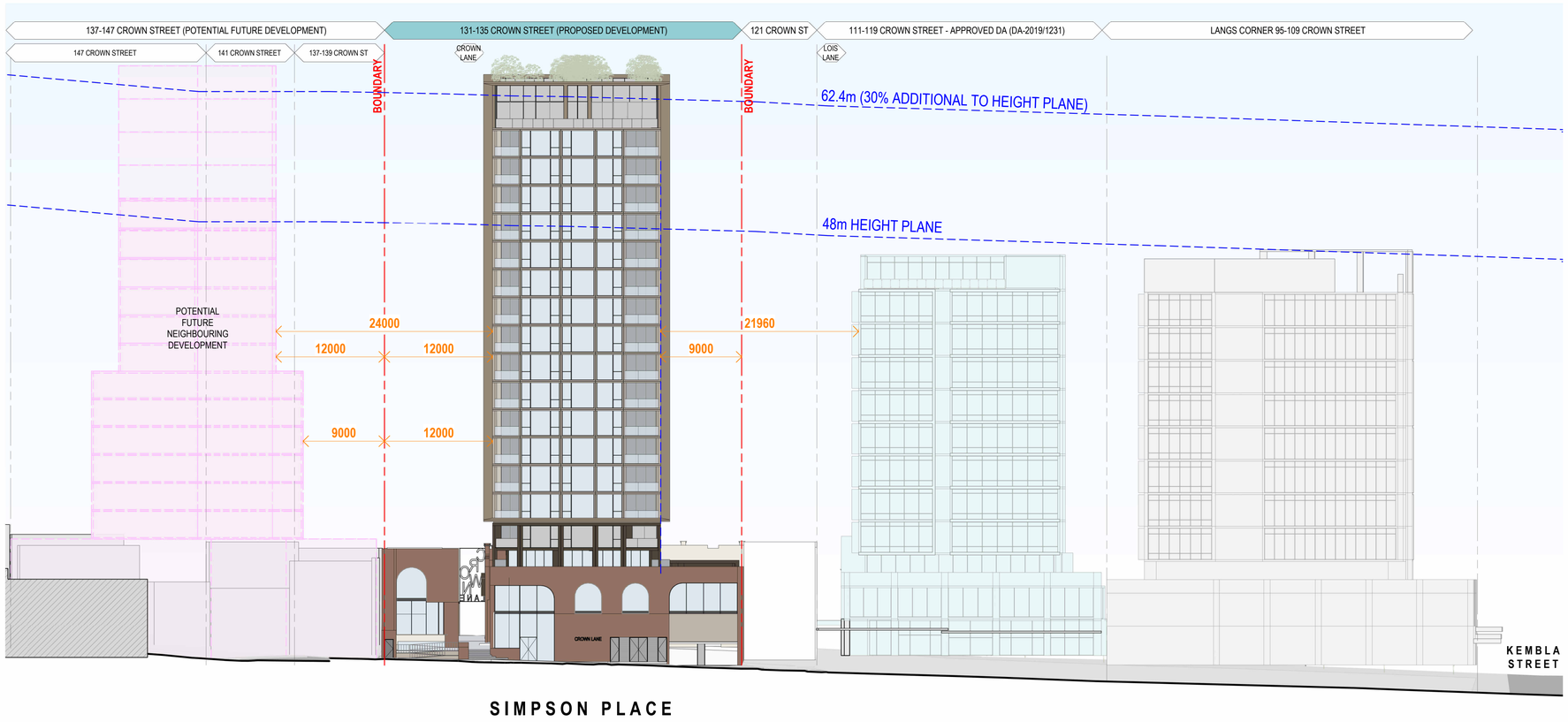


2 / DA012 LOCAL CONTEXT ELEVATION - CROWN ST
Scale: 1 : 300



1 / DA012 LOCAL CONTEXT ELEVATION - SIMPSON PL
Scale: 1 : 300

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Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE
131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE
LOCAL CONTEXT ELEVATIONS

SCALE	PROJECT NO.	DRAWN
1 : 300 @A1, 50%@A3	DRAWING 202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	NO. DA012	REV A

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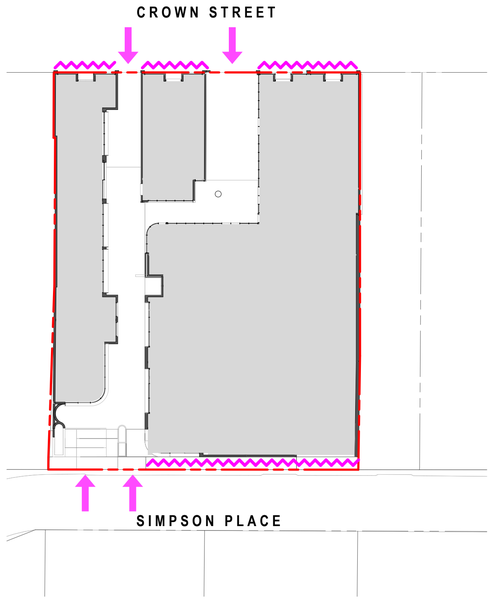
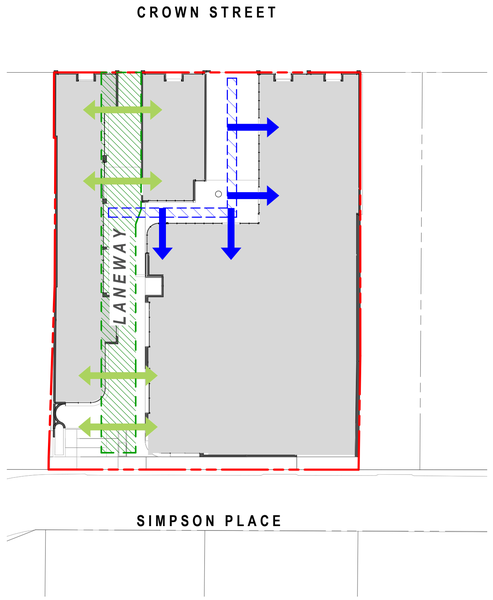


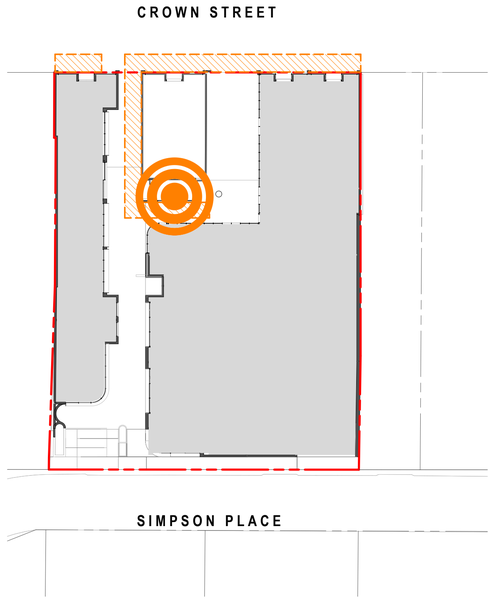
ACTIVATED FRONTAGES AND ACCESS

- REJUVENATING FACADE TREATMENT ON CROWN STREET AND SIMPSON PLACE
- COMMERCIAL / RETAIL OPPORTUNITIES THROUGH ACTIVATED FRONTAGES AND ACCESS



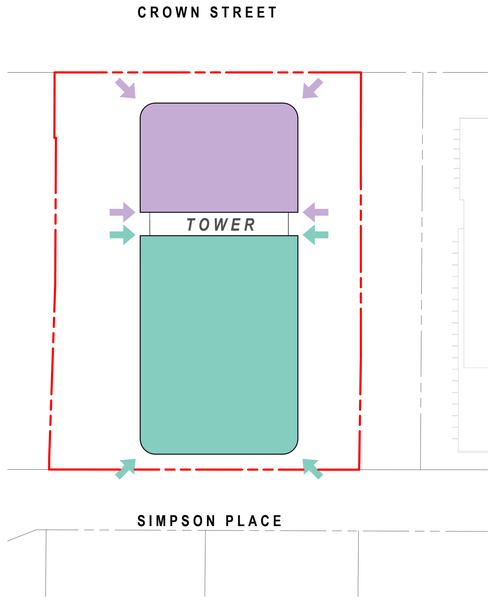
ACTIVATED LANEWAYS

- WIDENING EXISTING LANEWAY FROM CROWN ST TO SIMPSON PL.
- SHOP FRONTAGE IN LANEWAY
- OPENING UP CENTRE LANEWAY FOR MINI LANEWAY



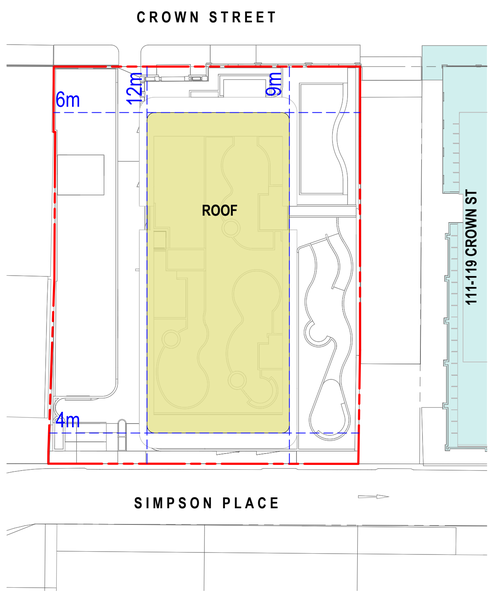
HERITAGE RETENTION / CELEBRATION

- HERITAGE RETENTION / CELEBRATION
- RETAINING EXISTING STAIRCASE AND CEILING



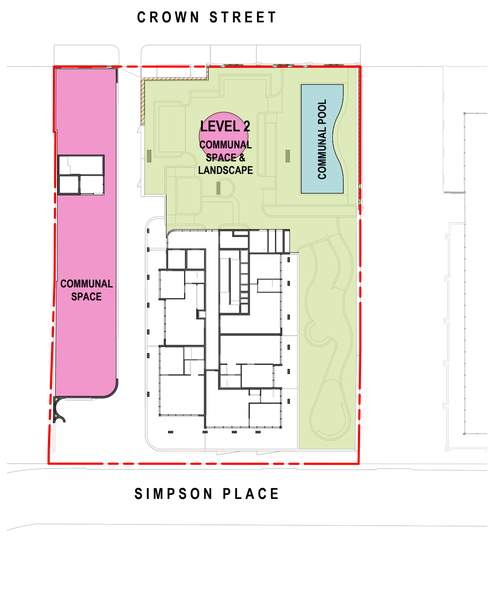
BUILT FORM SEPARATION

- SEPARATION OF TOWER INTO TWO SEGMENTS TO MINIMISE BULK AND SCALE



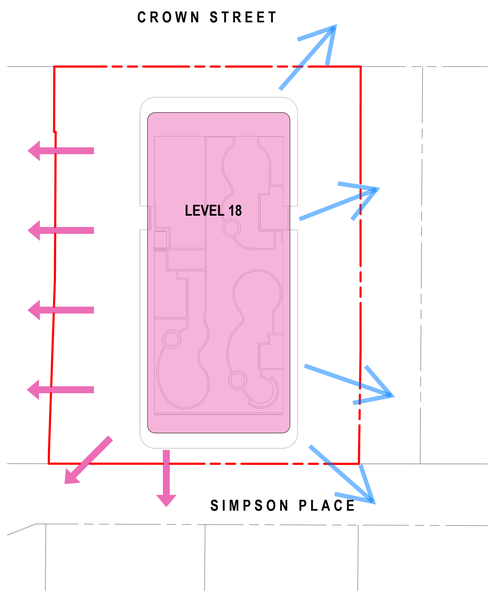
TOWER SETBACKS

- TO REDUCE OVERSHADOWING
- TO INCREASE PRIVACY DISTANCE WITH ADJACENT TOWERS



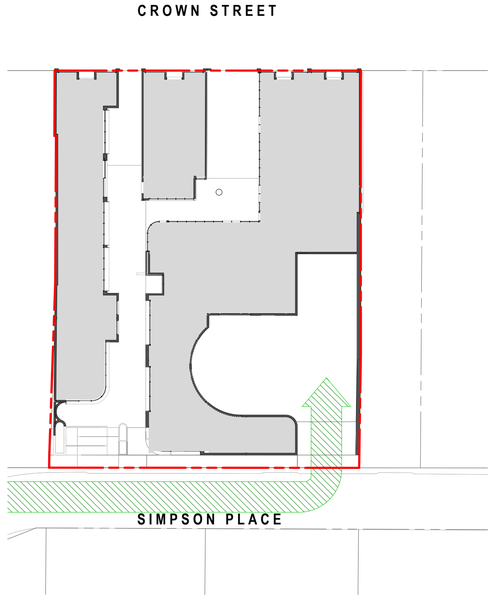
LANDSCAPING & COMMUNAL OPEN SPACE

- ELEVATED LANDSCAPE AND COMMUNAL SPACE
- INCORPORATING HERITAGE ELEMENTS WITH LANDSCAPING



PRIVATE SPACE WITH NATURE VIEWS

- MAXIMISING PRIVATE OPEN SPACE WITH NATIONAL PARK VIEWS AND COASTAL VIEWS



COMBINED ACCESS FOR RESIDENTIAL AND COMMERCIAL

- MAXIMISING SIMPSON PLACE FRONTAGE BY REDUCING VEHICULAR ACCESS

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Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

DESIGN PROGRAMMING

SCALE	PROJECT NO.	DRAWN
1 : 400 @A1, 50%@A3	202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	DRAWING NO. DA013	REV A

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Suite 208 98 Riley Street
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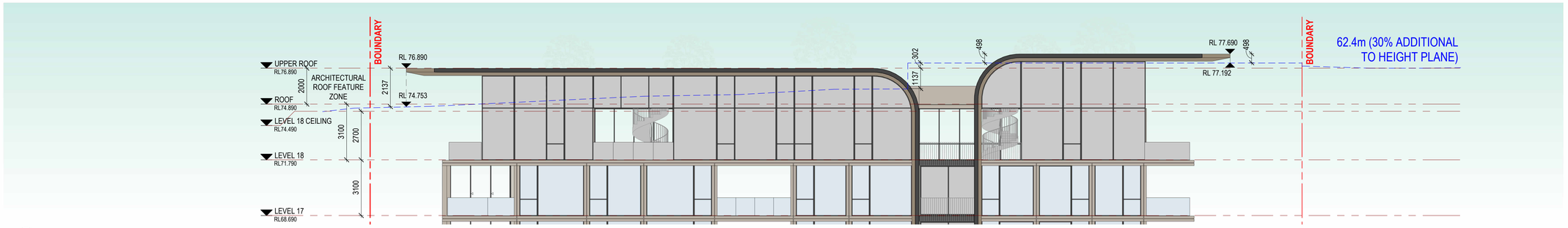
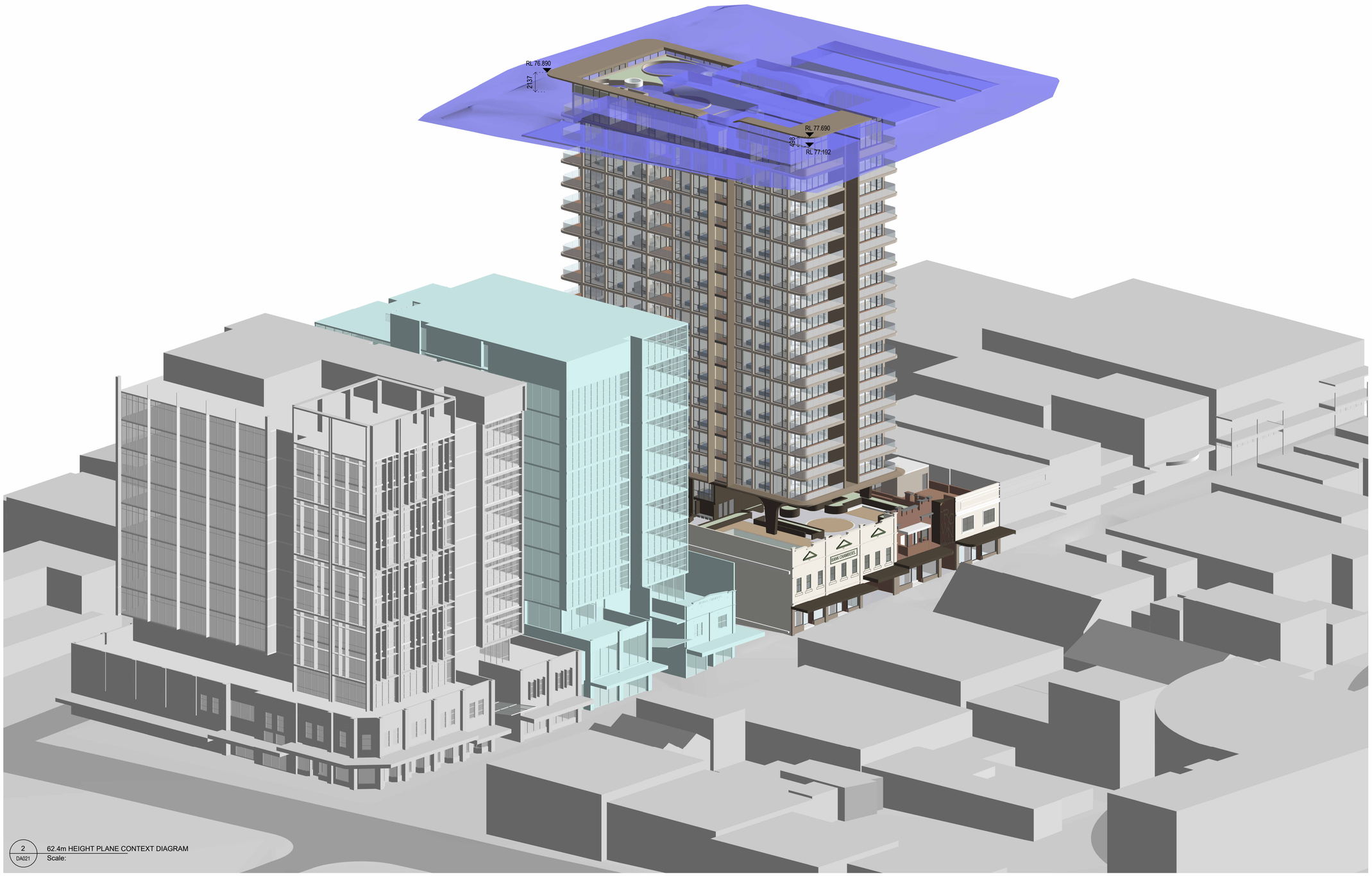


1 DA021 SECTION - ALONG ARCHITECTURAL ROOF FEATURE
Scale: 1 : 125



2 DA021 62.4m HEIGHT PLANE CONTEXT DIAGRAM
Scale:

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DEVELOPMENT APPLICATION

PROJECT TITLE
131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE
62.4m HEIGHT PLANE DIAGRAM

SCALE	PROJECT NO.	DRAWN
1 : 125 @A1, 50%@A3	DRAWING 202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	NO. DA021	REV A

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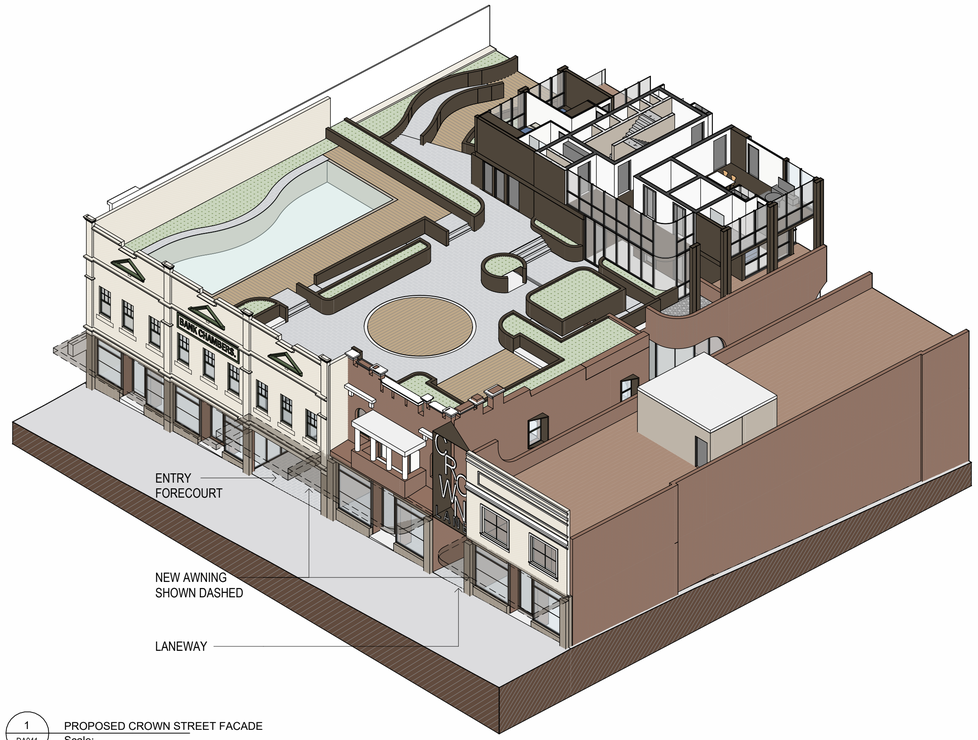
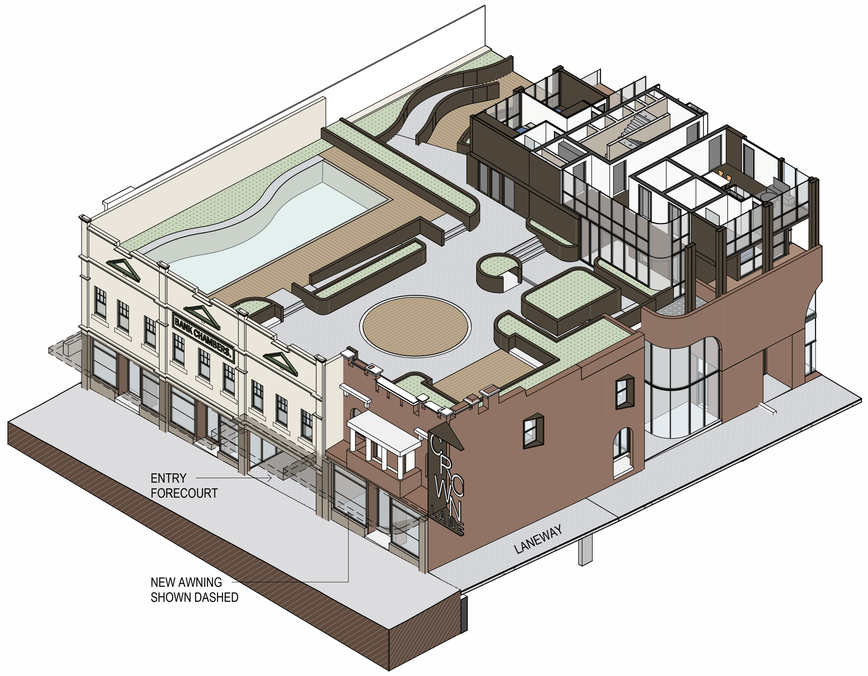
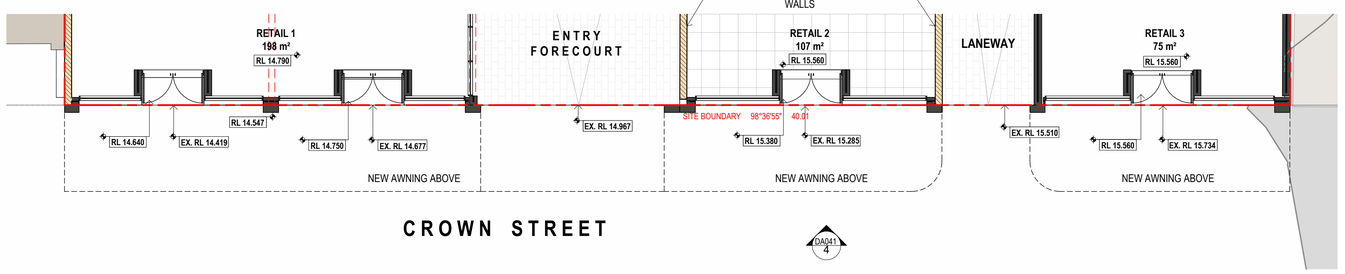


1 DA041 PROPOSED CROWN STREET FACADE
Scale:



2 DA041 PROPOSED CROWN STREET FACADE AND LANEWAY
Scale:



3 DA041 GROUND FLOOR PLAN
Scale: 1 : 100

4 DA041 HERITAGE_NORTH ELEVATION_CROWN STREET_OVERALL
Scale: 1 : 100

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EXISTING & HERITAGE ITEMS LEGEND

- EXISTING ITEM PLAN CUT
- EXISTING ITEM
- EXISTING METAL PRESSED CEILING
- REPLACE METAL PRESSED CEILING
- REMOVE METAL PRESSED CEILING
- INSTALL REPLICA METAL PRESSED CEILING TO MATCH
- DEMOLITION ITEMS

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

HERITAGE ITEMS - SHEET 1

SCALE	PROJECT NO.	DRAWN
1 : 100 @A1, 50%@A3	202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	DRAWING NO. DA041	REV A

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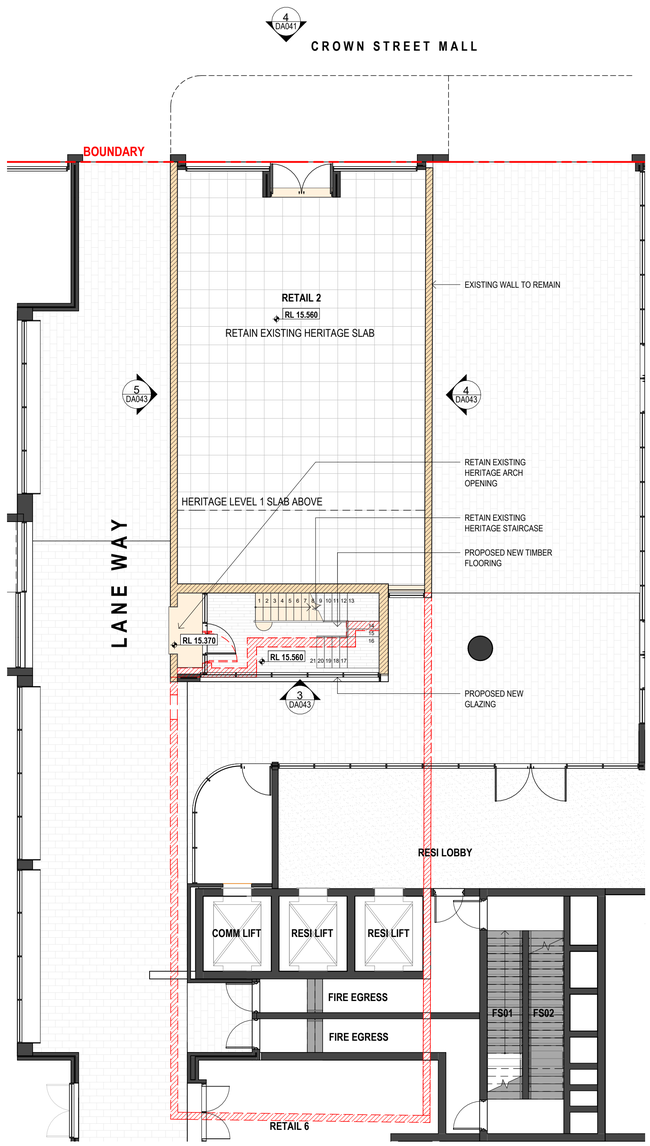
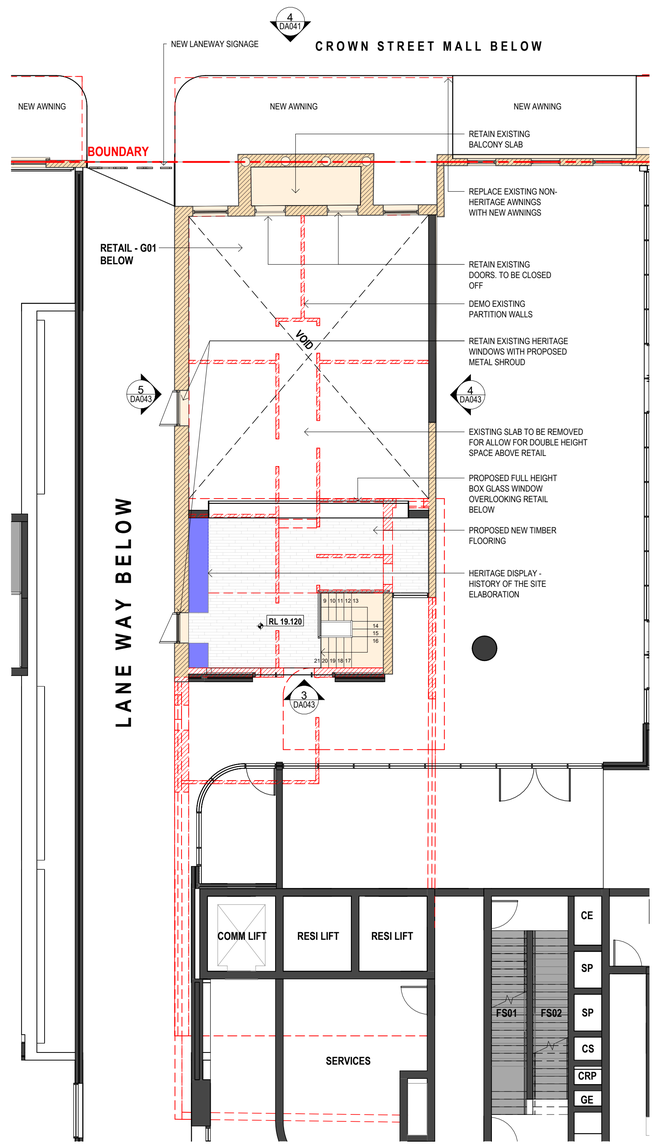
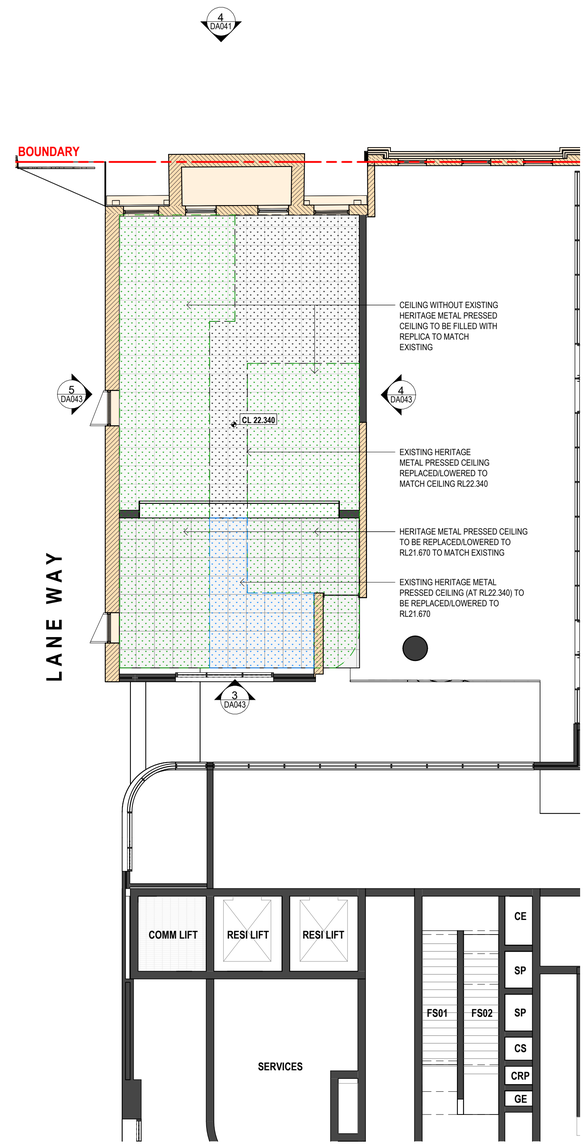


1 DA042 HERITAGE PLAN_GROUND LEVEL_1-100
Scale: 1 : 100



2 DA042 HERITAGE PLAN_LEVEL 1_1-100
Scale: 1 : 100



3 DA042 HERITAGE PLAN_RCP LEVEL 1
Scale: 1 : 100

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- EXISTING ITEM
- EXISTING METAL PRESSED CEILING
- REPLACE METAL PRESSED CEILING
- REMOVE METAL PRESSED CEILING
- INSTALL REPLICA METAL PRESSED CEILING TO MATCH
- DEMOLITION ITEMS

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PROJECT TITLE
131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE
HERITAGE ITEMS - SHEET 2

SCALE	PROJECT NO.	DRAWN
1 : 100 @A1, 50%@A3	DRAWING NO. 202221	MV/JL
STATUS DEVELOPMENT APPLICATION	DA042	REV A

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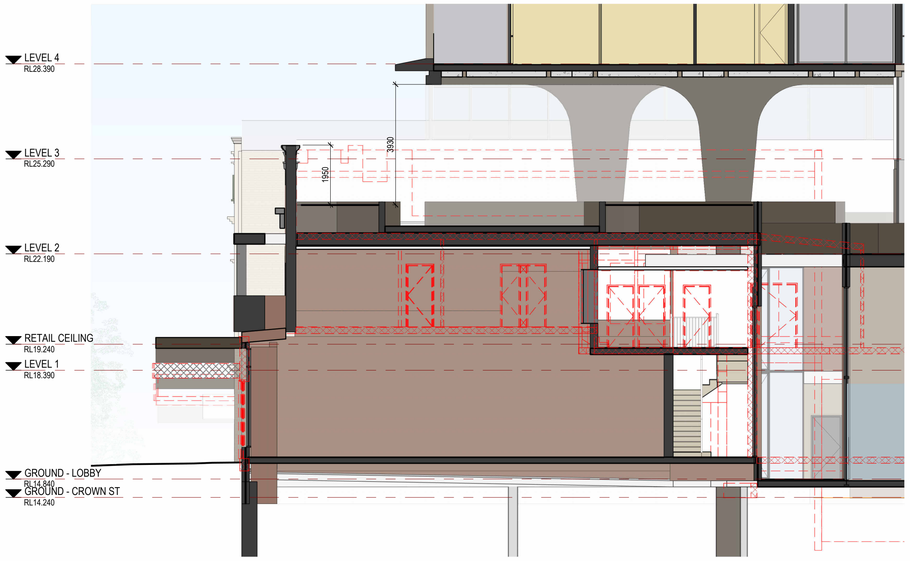
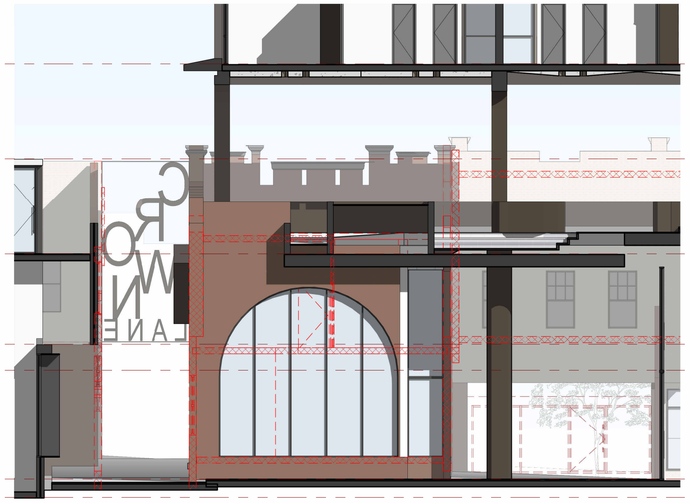
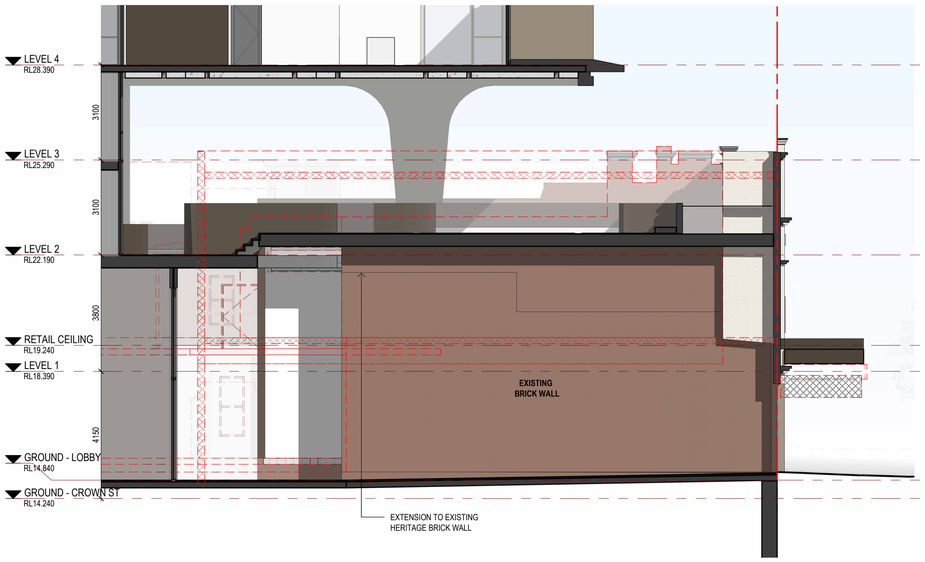


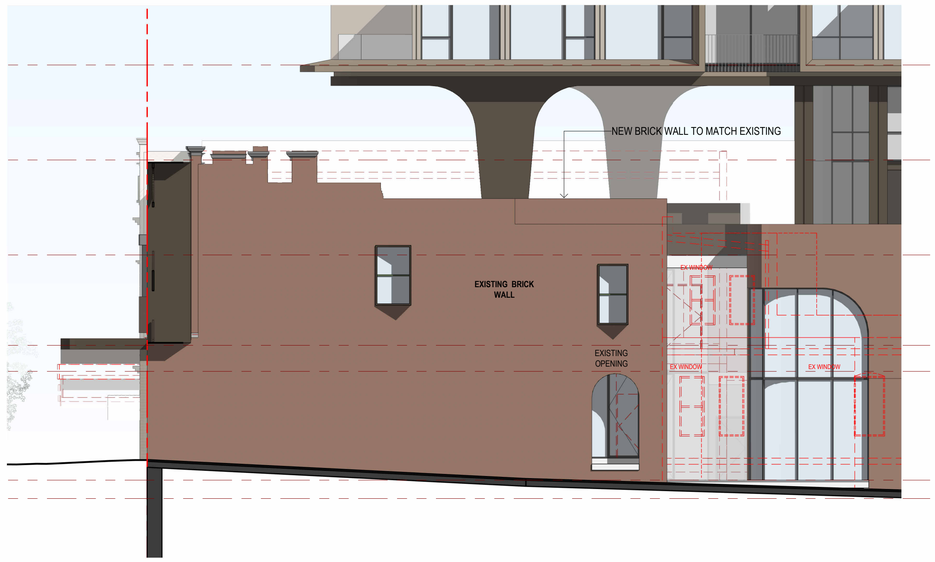
1 DA043 HERITAGE_SECTION 1
Scale: 1 : 100



3 DA043 HERITAGE_SOUTH ELEVATION
Scale: 1 : 100



4 DA043 HERITAGE_EAST ELEVATION
Scale: 1 : 100



5 DA043 HERITAGE_WEST ELEVATION_LANEWAY
Scale: 1 : 100

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2012
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A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

HERITAGE ITEMS - SHEET 3

SCALE	PROJECT NO.	DRAWN
1 : 100 @A1, 50%@A3	DRAWING NO. 202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	DA043	REV: A

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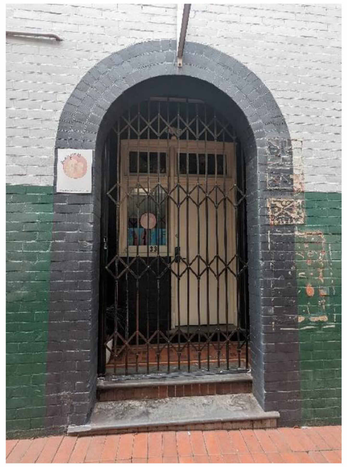
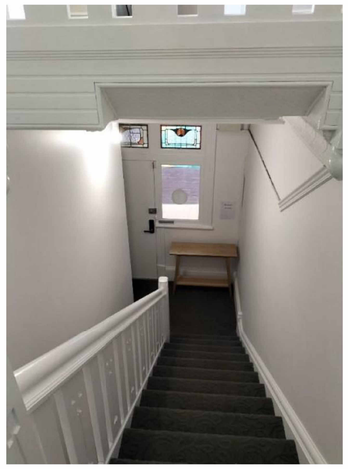


ENTRY VIEW OF THE ARCHED ENTRYWAY LOCATED ALONG THE WESTERN ELEVATION OF THE ROYAL BANK BUILDING



INTERNAL VIEW OF THE ENTRANCE LOBBY SHOWING THE SIGNIFICANT TIMBER STAIRCASE IN FEDERATION STYLE

INTERNAL VIEW OF THE SIGNIFICANT TIMBER STAIRCASE IN FEDERATION STYLE

INTERNAL VIEW OF THE SIGNIFICANT PRESSED METAL CEILING IN THE ENTRANCE LOBBY

INTERNAL VIEW OF THE TENANCY ON THE FIRST FLOOR SHOWING PRESSED METAL CEILING

1 DA044 HERITAGE ITEMS - SECTIONAL PERSPECTIVE
Scale:

2 DA044 HERITAGE ITEMS - ARCHED ENTRYWAY 1
Scale:

3 DA044 HERITAGE ITEMS - ARCHED ENTRYWAY 2
Scale:

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BY	BALCONY
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P	PANTRY
F	FRIDGE

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

HERITAGE ITEMS - SHEET 4

SCALE **@A1, 50%@A3**	PROJECT NO. DRAWING **202221**	DRAWN **MV/JL**	
STATUS **DEVELOPMENT APPLICATION**	NO. **DA044**	REV **A**	

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1 DA045 HERITAGE ITEM - CROWN LANE SIGNAGE FROM CROWN STREET
Scale:

2 DA045 HERITAGE ITEM - CROWN LANE SIGNAGE FROM SIMPSON PLACE
Scale:

3 DA045 HERITAGE ITEM - CROWN LANE SIGNAGE OVERALL 1
Scale:

4 DA045 HERITAGE ITEM - CROWN LANE SIGNAGE OVERALL 2
Scale:

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DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

HERITAGE CROWN STREET LANEWAY SIGNAGE

SCALE	PROJECT NO.	DRAWN
@A1, 50%@A3	DRAWING NO. 202221	MV/JL
STATUS DEVELOPMENT APPLICATION	DA045	REV A

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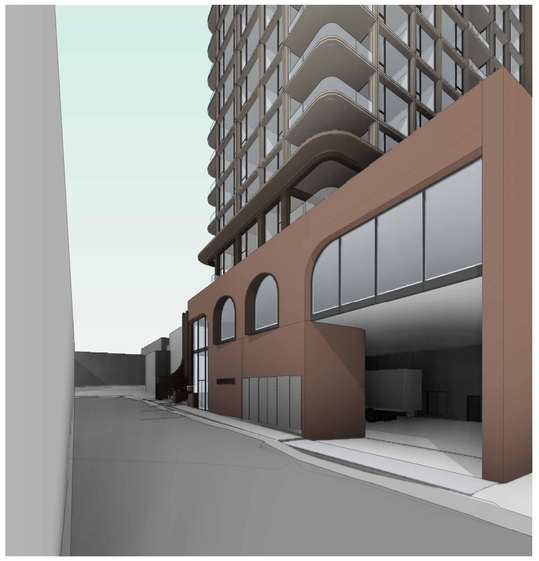
VIEW 01

VIEW 02

VIEW 03

VIEW 04

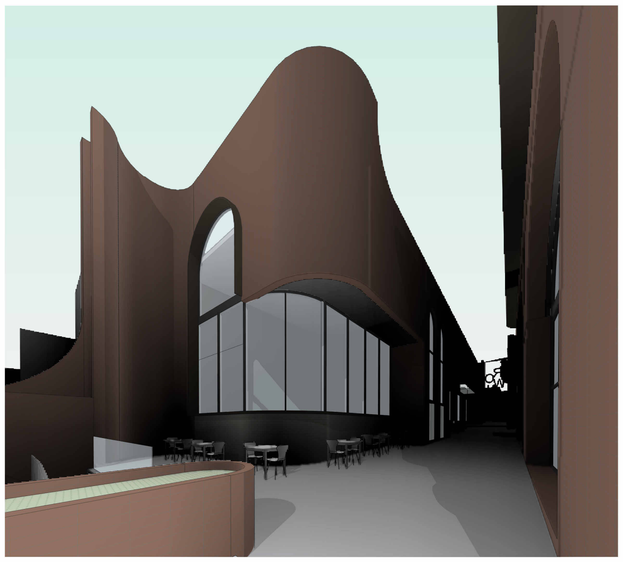


VIEW 05

VIEW 06

VIEW 07

VIEW 08



VIEW 09

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DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

LANEWAY ANALYSIS 1

SCALE **@A1, 50%@A3**	PROJECT NO. DRAWING **202221**	DRAWN **MV/JL**	
STATUS **DEVELOPMENT APPLICATION**	NO. **DA051**	REV **A**	

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CROWN STREET

SITE BOUNDARY 98°36'55" 40.01

12m

9m

6m

6m

SITE BOUNDARY 8.535 8°48'55"

SITE BOUNDARY 0.205 270°09'50"

SITE BOUNDARY 19.235 8°54'35"

SITE BOUNDARY 9.10 188°44'55"

SITE BOUNDARY 27.90 188°35'55"

SITE BOUNDARY 14.665 189°25'55"

SITE BOUNDARY 22.53 10°35'55"

SITE BOUNDARY 1.555 9°15'55"

4m

4m

12m

9m

SITE BOUNDARY 278°38'55" 40.495

PROPOSED DEVELOPMENT

LIFT OVERRUN

141 CROWN STREET

137-139 CROWN STREET

121 CROWN STREET

111-119 CROWN STREET

SIMPSON PLACE

1 DA301
1 DA302
1 DA303
1 DA201
1 DA304
1 DA202
1 DA204
1 DA203

1 DA101 SITE PLAN
Scale: 1 : 200

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DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

SITE PLAN

SCALE	PROJECT NO.	DRAWN
1 : 200 @A1, 50%@A3	DRAWING NO. 202221	MV/JL
STATUS DEVELOPMENT APPLICATION	DA101	REV A

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1 DA102 BASEMENT 3 PLAN
Scale: 1 : 125

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A	Issue for Coordination	15.11.2023
B	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

GA REFERENCE BASEMENT 3 PLAN

SCALE	PROJECT NO.	DRAWN
1 : 125 @A1, 50%@A3	DRAWING NO. 202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	DA102	REV: B

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1 DA103 TYPICAL BASEMENT 1 & 2 PLAN
Scale: 1 : 125

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DEVELOPMENT APPLICATION

PROJECT TITLE
131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE
GA REFERENCE TYPICAL BASEMENT 1 & 2 PLAN

SCALE **1 : 125 @A1, 50%@A3**	PROJECT NO. DRAWING **202221**	DRAWN **MV/JL**	
STATUS **DEVELOPMENT APPLICATION**	NO. **DA103**	REV **B**	

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1 DA104 LOWER GROUND PLAN
Scale: 1 : 125

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DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

GA REFERENCE LOWER GROUND PLAN

SCALE	PROJECT NO.	DRAWN
1 : 125 @A1, 50%@A3	DRAWING NO. 202221	MV/JL
STATUS DEVELOPMENT APPLICATION	DA104	REV B

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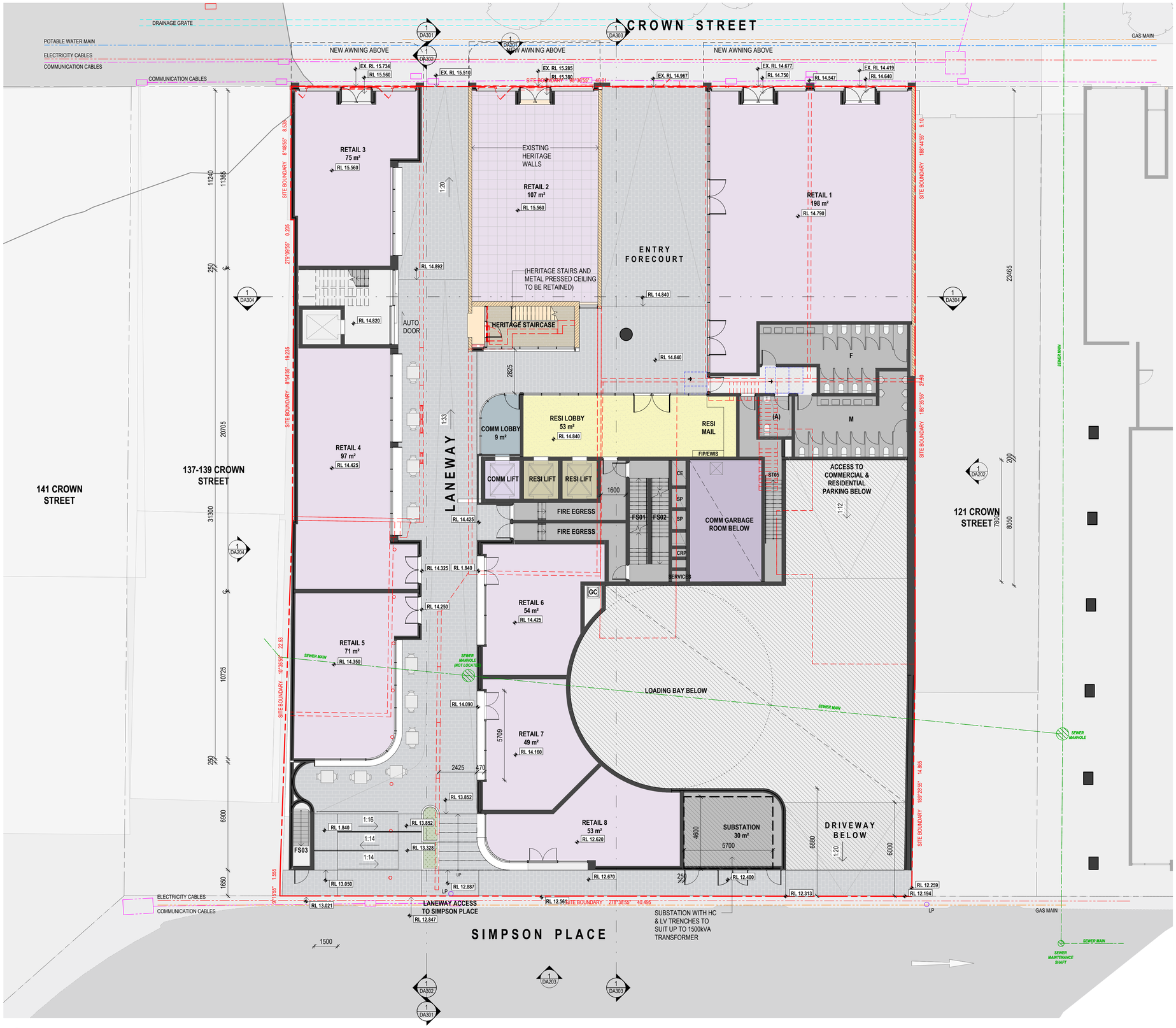

1 / DA105 GROUND FLOOR PLAN
Scale: 1 : 125

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A	Issue for Coordination	15.11.2023
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DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

GA REFERENCE GROUND FLOOR PLAN

SCALE **1 : 125 @A1, 50%@A3**	PROJECT NO. DRAWING NO. **202221 DA105**	DRAWN **MV/JL**	
STATUS **DEVELOPMENT APPLICATION**		REV **B**	

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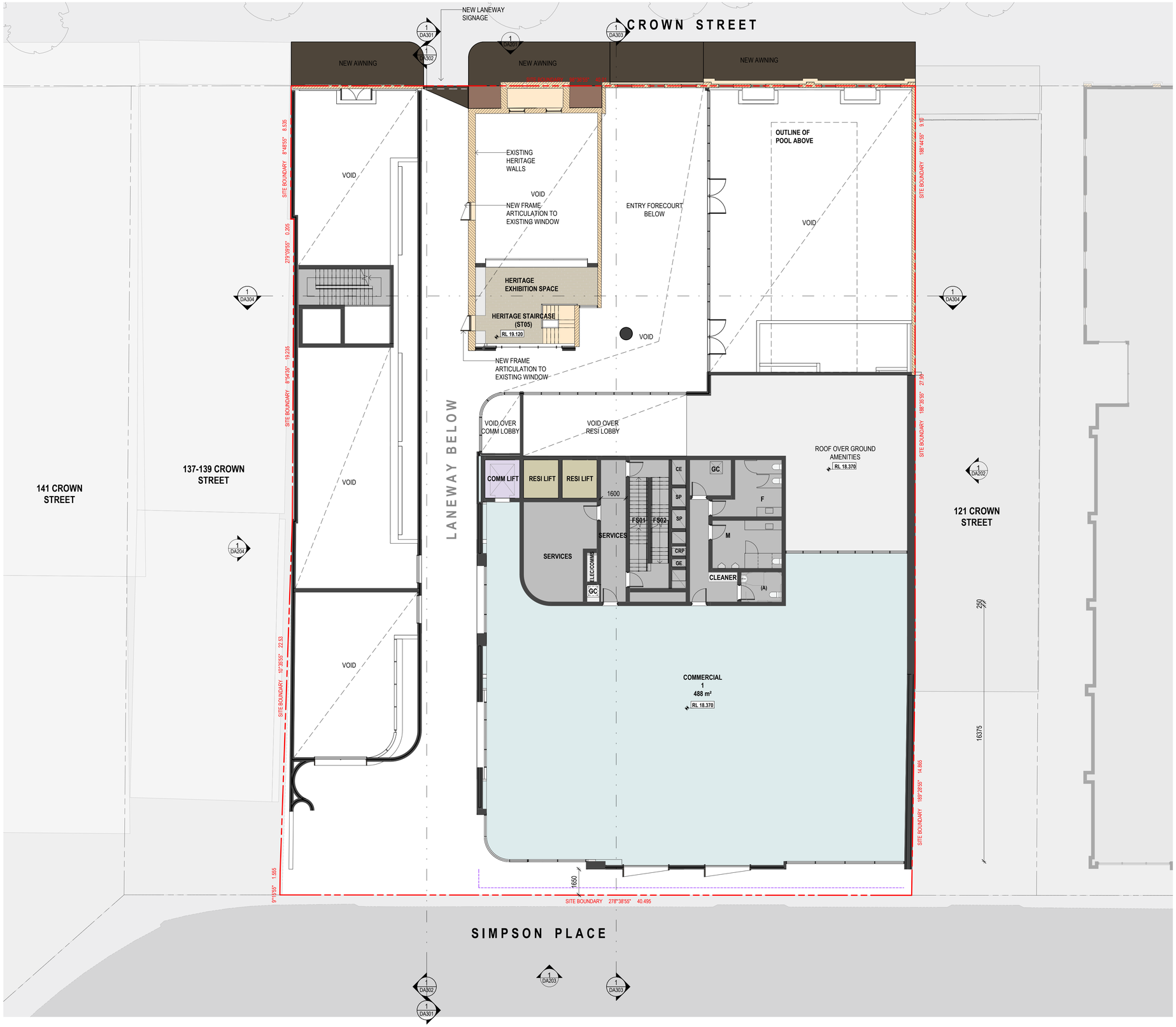

1 DA106 LEVEL 1 PLAN
Scale: 1 : 125

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DEVELOPMENT APPLICATION

PROJECT TITLE
131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE
GA REFERENCE LEVEL 1 PLAN

SCALE	PROJECT NO.	DRAWN
1 : 125 @A1, 50%@A3	DRAWING 202221	MV/JL
STATUS DEVELOPMENT APPLICATION	NO. DA106	REV B

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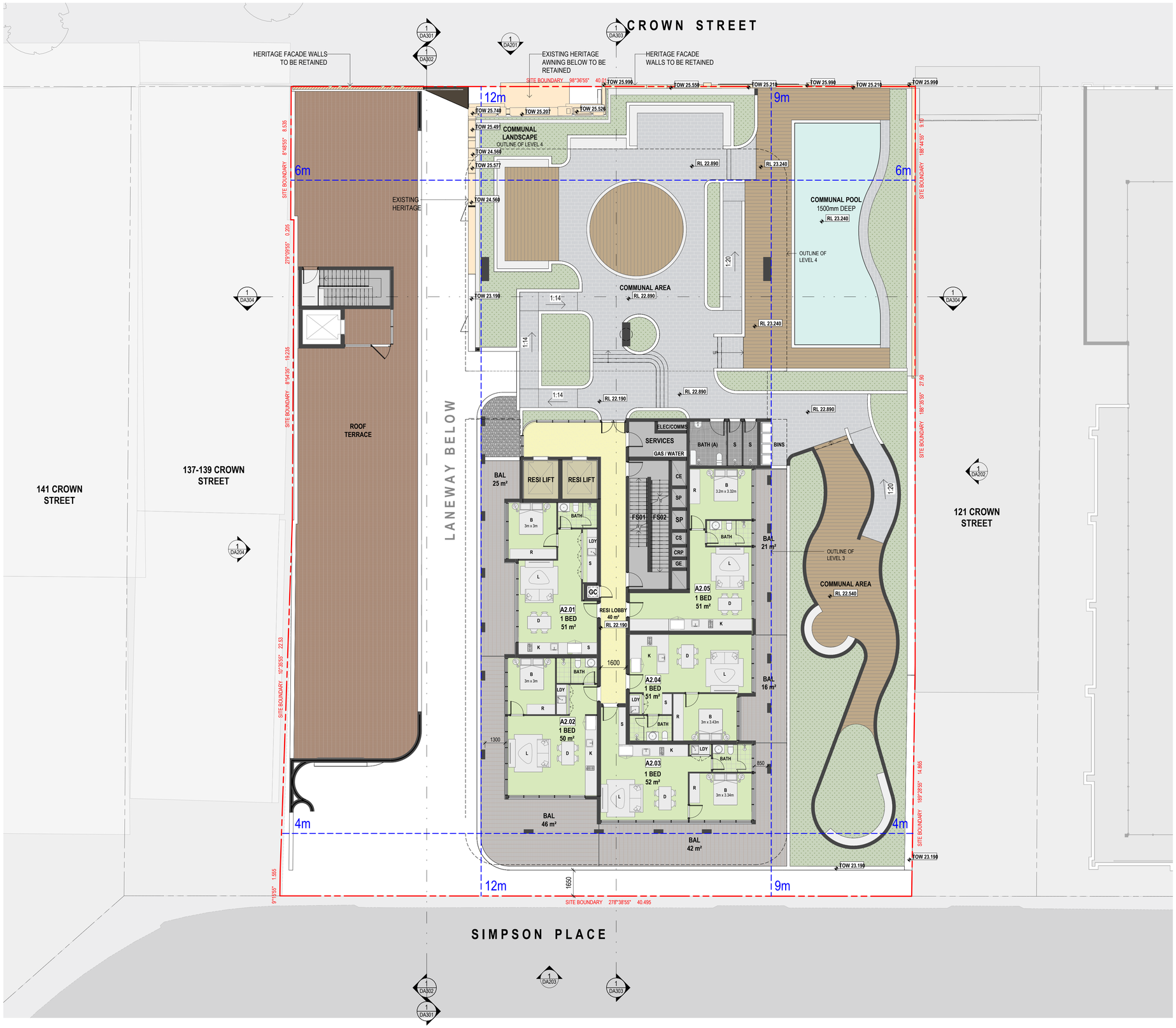

1 DA107 LEVEL 2 PLAN
Scale: 1 : 125

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DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

GA REFERENCE LEVEL 2 PLAN

SCALE	PROJECT NO.	DRAWN
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DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

GA REFERENCE LEVEL 3 PLAN

SCALE	PROJECT NO.	DRAWN
1 : 125 @A1, 50%@A3	DRAWING NO. 202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	DA108	REV A

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2 DA109 TYPICAL LEVEL 4-17
Scale: 1 : 125

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DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

GA REFERENCE LEVEL 4-17 PLAN

SCALE	PROJECT NO.	DRAWN	
1 : 125 @A1, 50%@A3	DRAWING 202221	MV/JL	
STATUS DEVELOPMENT APPLICATION	NO. DA109	REV B	

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1 DA110 LEVEL 18
Scale: 1 : 125

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DRAWING TITLE
GA REFERENCE LEVEL 18 PLAN

SCALE: 1 : 125 @A1, 50%@A3	PROJECT NO. DRAWING NO. 202221 DA110	DRAWN MV/JL	
STATUS: DEVELOPMENT APPLICATION		REV B	

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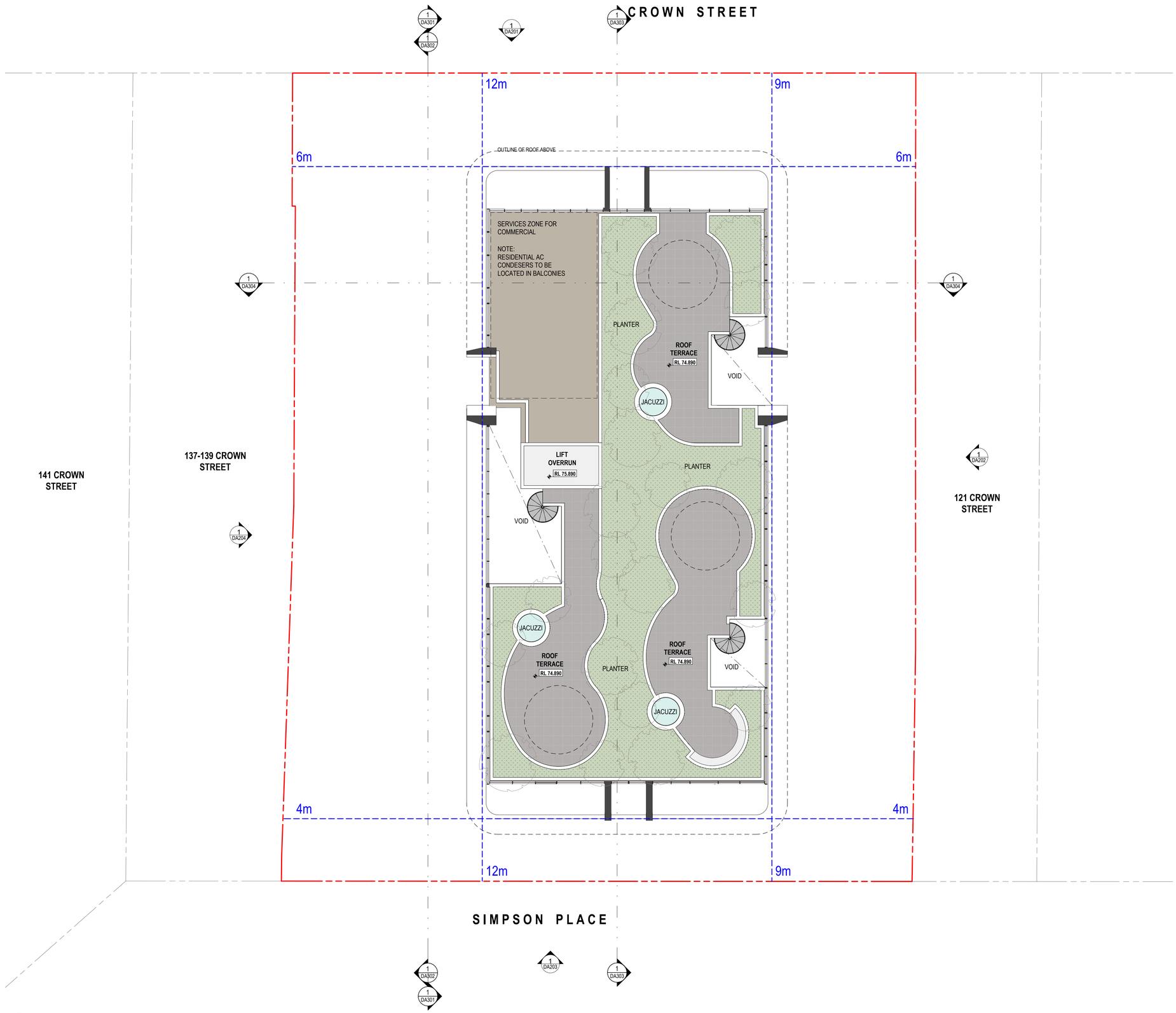

1 DA111 ROOF
Scale: 1 : 125

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DEVELOPMENT APPLICATION

PROJECT TITLE
131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE
GA REFERENCE LOWER ROOF PLAN

SCALE **1 : 125 @A1, 50%@A3**	PROJECT NO. DRAWING NO. **202221 DA111**	DRAWN **MV/JL**	
STATUS **DEVELOPMENT APPLICATION**		REV **B**	

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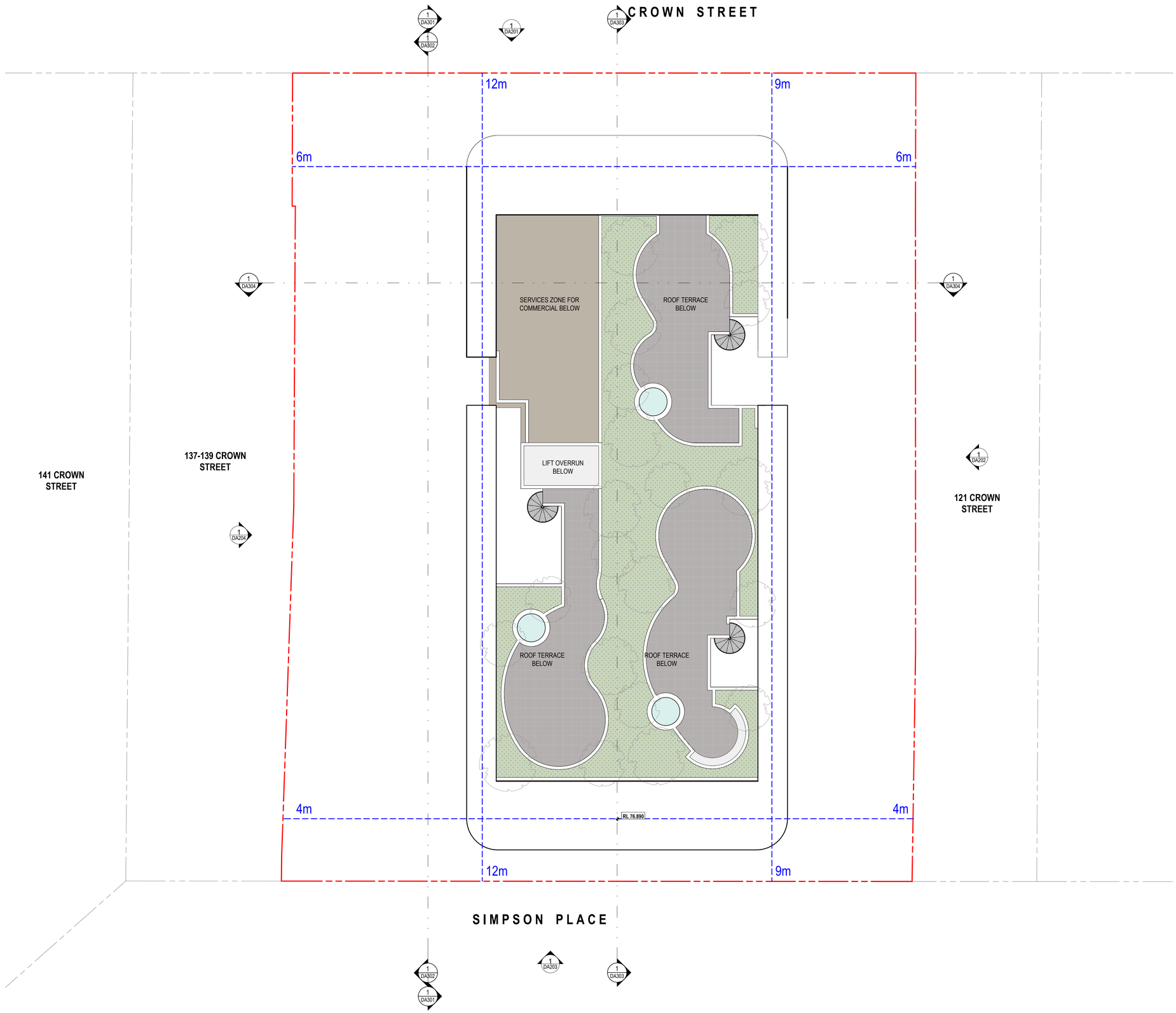

1 DA112 UPPER ROOF
Scale: 1 : 125

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DRAWING TITLE

GA REFERENCE UPPER ROOF PLAN

SCALE **1 : 125 @A1, 50%@A3**	PROJECT NO. DRAWING NO. **202221 DA112**	DRAWN **MV/JL**	
STATUS **DEVELOPMENT APPLICATION**		REV **A**	

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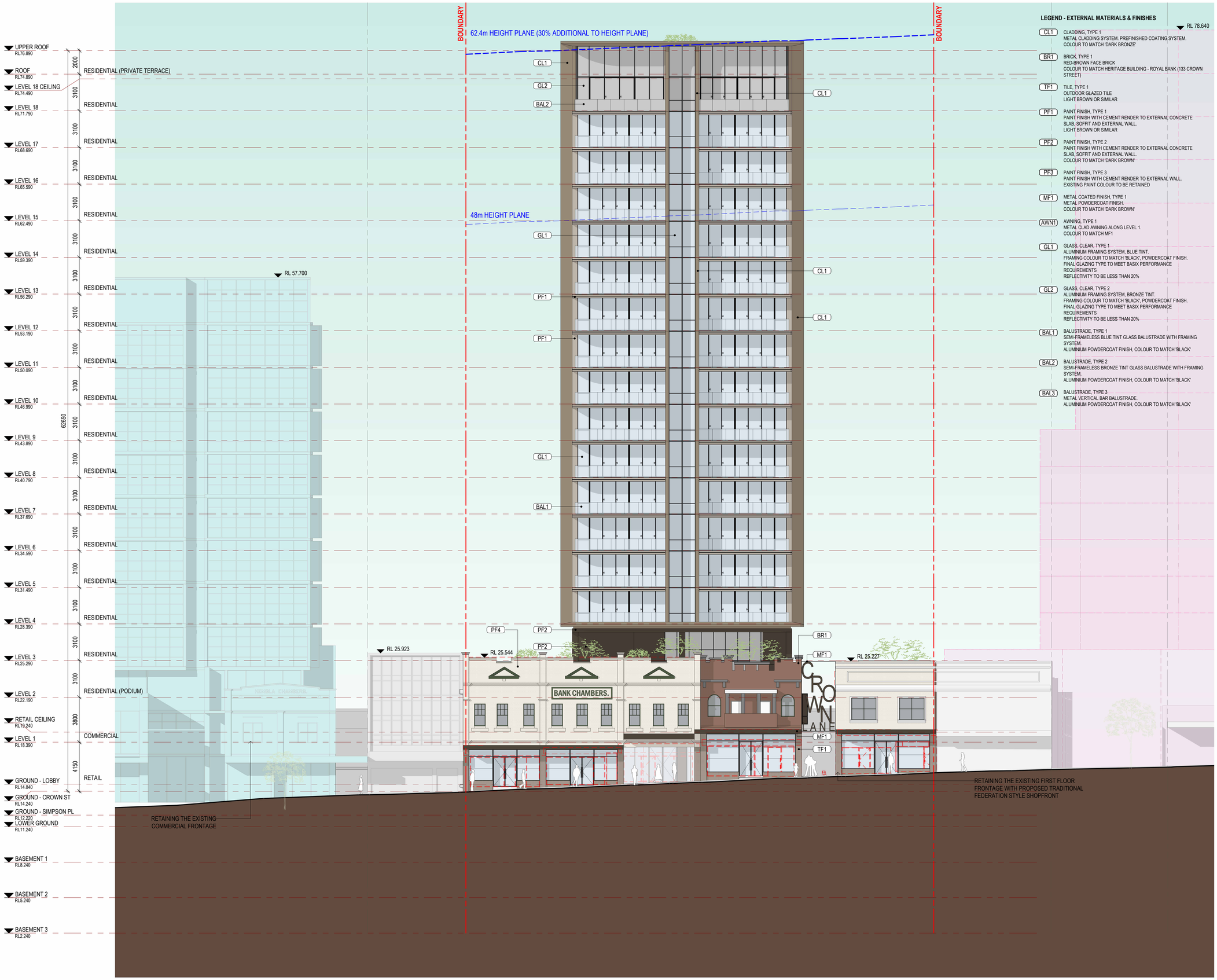

1 / DA201 NORTH ELEVATION (CROWN STREET)
Scale: 1 : 150

LEGEND - EXTERNAL MATERIALS & FINISHES

CL1 CLADDING, TYPE 1
METAL CLADDING SYSTEM. PREFINISHED COATING SYSTEM.
COLOUR TO MATCH 'DARK BRONZE'

BR1 BRICK, TYPE 1
RED-BROWN FACE BRICK
COLOUR TO MATCH HERITAGE BUILDING - ROYAL BANK (133 CROWN STREET)

TF1 TILE, TYPE 1
OUTDOOR GLAZED TILE
LIGHT BROWN OR SIMILAR

PF1 PAINT FINISH, TYPE 1
PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL.
LIGHT BROWN OR SIMILAR

PF2 PAINT FINISH, TYPE 2
PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL.
COLOUR TO MATCH 'DARK BROWN'

PF3 PAINT FINISH, TYPE 3
PAINT FINISH WITH CEMENT RENDER TO EXTERNAL WALL.
EXISTING PAINT COLOUR TO BE RETAINED

MF1 METAL COATED FINISH, TYPE 1
METAL POWDERCOAT FINISH.
COLOUR TO MATCH 'DARK BROWN'

AWN1 AWNING, TYPE 1
METAL CLAD AWNING ALONG LEVEL 1.
COLOUR TO MATCH MF1

GL1 GLASS, CLEAR, TYPE 1
ALUMINIUM FRAMING SYSTEM, BLUE TINT.
FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH.
FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS
REFLECTIVITY TO BE LESS THAN 20%

GL2 GLASS, CLEAR, TYPE 2
ALUMINIUM FRAMING SYSTEM, BRONZE TINT.
FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH.
FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS
REFLECTIVITY TO BE LESS THAN 20%

BAL1 BALUSTRADE, TYPE 1
SEMI-FRAMELESS BLUE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM.
ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'

BAL2 BALUSTRADE, TYPE 2
SEMI-FRAMELESS BRONZE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM.
ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'

BAL3 BALUSTRADE, TYPE 3
METAL VERTICAL BAR BALUSTRADE.
ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'

MGA Sydney
2012

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ABBREVIATION

(A)	ADAPTABLE
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R	WARDROBE
E	ENTRY
EN	ENSUITE
BY	BALCONY
K	KITCHEN
P	PANTRY
F	FRIDGE

Issue	Amendment	Date
A	Issue for Coordination	15.11.2023
B	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE
131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE
NORTH ELEVATION (CROWN STREET)

SCALE	PROJECT NO.	DRAWN
1 : 150 @A1, 50%@A3	DRAWING 202221	MV/JL
STATUS DEVELOPMENT APPLICATION	NO. DA201	REV B

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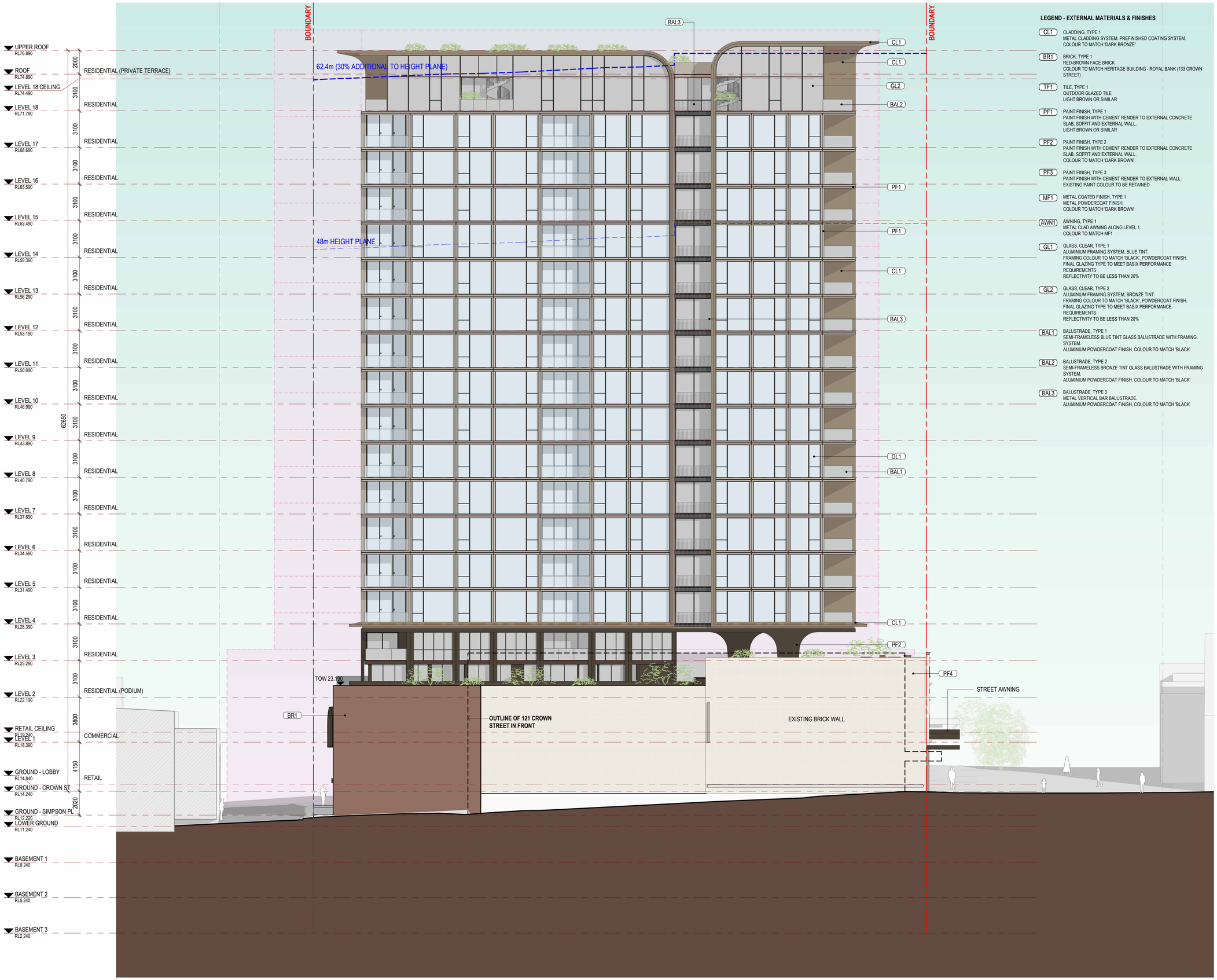

1 / DA202 EAST ELEVATION
Scale: 1 : 150

LEGEND - EXTERNAL MATERIALS & FINISHES

CL1 CLADDING, TYPE 1
METAL CLADDING SYSTEM. PREFINISHED COATING SYSTEM.
COLOUR TO MATCH 'DARK BRONZE'

BR1 BRICK, TYPE 1
RED-BROWN FACE BRICK
COLOUR TO MATCH HERITAGE BUILDING - ROYAL BANK (133 CROWN STREET)

TF1 TILE, TYPE 1
OUTDOOR GLAZED TILE
LIGHT BROWN OR SIMILAR

PF1 PAINT FINISH, TYPE 1
PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL.
LIGHT BROWN OR SIMILAR

PF2 PAINT FINISH, TYPE 2
PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL.
COLOUR TO MATCH 'DARK BROWN'

PF3 PAINT FINISH, TYPE 3
PAINT FINISH WITH CEMENT RENDER TO EXTERNAL WALL.
EXISTING PAINT COLOUR TO BE RETAINED

MF1 METAL COATED FINISH, TYPE 1
METAL POWDERCOAT FINISH
COLOUR TO MATCH 'DARK BROWN'

AWN1 AWNING, TYPE 1
METAL CLAD AWNING ALONG LEVEL 1.
COLOUR TO MATCH MF1

GL1 GLASS, CLEAR, TYPE 1
ALUMINIUM FRAMING SYSTEM. BLUE TINT.
FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH.
FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS
REFLECTIVITY TO BE LESS THAN 20%

GL2 GLASS, CLEAR, TYPE 2
ALUMINIUM FRAMING SYSTEM. BRONZE TINT.
FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH.
FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS
REFLECTIVITY TO BE LESS THAN 20%

BAL1 BALUSTRADE, TYPE 1
SEMI-FRAMELESS BLUE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM.
ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'

BAL2 BALUSTRADE, TYPE 2
SEMI-FRAMELESS BRONZE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM.
ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'

BAL3 BALUSTRADE, TYPE 3
METAL VERTICAL BAR BALUSTRADE.
ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'

MGA Sydney
2012

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A	Issue for Coordination	15.11.2023
B	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

EAST ELEVATION

SCALE	PROJECT NO.	DRAWN
1 : 150 @A1, 50%@A3	DRAWING 202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	NO. DA202	REV B

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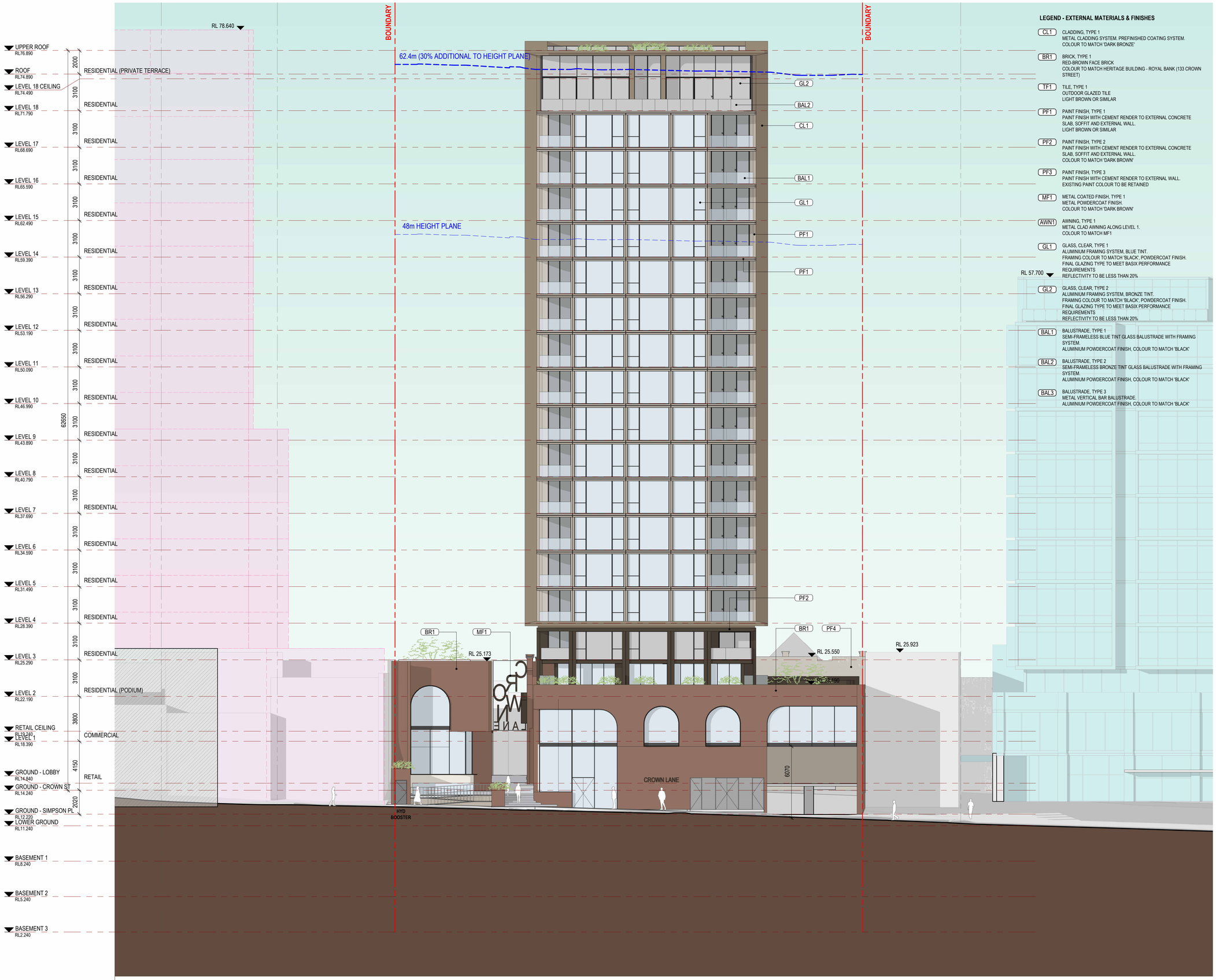

1 / DA203 SOUTH ELEVATION (SIMPSON PLACE)
Scale: 1 : 150

SOUTH ELEVATION - SIMPSON PLACE

LEGEND - EXTERNAL MATERIALS & FINISHES

CL1	CLADDING, TYPE 1 METAL CLADDING SYSTEM. PREFINISHED COATING SYSTEM. COLOUR TO MATCH 'DARK BRONZE'
BR1	BRICK, TYPE 1 RED-BROWN FACE BRICK COLOUR TO MATCH HERITAGE BUILDING - ROYAL BANK (133 CROWN STREET)
TF1	TILE, TYPE 1 OUTDOOR GLAZED TILE LIGHT BROWN OR SIMILAR
PF1	PAINT FINISH, TYPE 1 PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL. LIGHT BROWN OR SIMILAR
PF2	PAINT FINISH, TYPE 2 PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL. COLOUR TO MATCH 'DARK BROWN'
PF3	PAINT FINISH, TYPE 3 PAINT FINISH WITH CEMENT RENDER TO EXTERNAL WALL. EXISTING PAINT COLOUR TO BE RETAINED
MF1	METAL COATED FINISH, TYPE 1 METAL POWDERCOAT FINISH. COLOUR TO MATCH 'DARK BROWN'
AWN1	AWNING, TYPE 1 METAL CLAD AWNING ALONG LEVEL 1. COLOUR TO MATCH MF1
GL1	GLASS, CLEAR, TYPE 1 ALUMINIUM FRAMING SYSTEM. BLUE TINT. FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH. FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS REFLECTIVITY TO BE LESS THAN 20%
GL2	GLASS, CLEAR, TYPE 2 ALUMINIUM FRAMING SYSTEM. BRONZE TINT. FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH. FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS REFLECTIVITY TO BE LESS THAN 20%
BAL1	BALUSTRADE, TYPE 1 SEMI-FRAMELESS BLUE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM. ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'
BAL2	BALUSTRADE, TYPE 2 SEMI-FRAMELESS BRONZE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM. ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'
BAL3	BALUSTRADE, TYPE 3 METAL VERTICAL BAR BALUSTRADE. ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'

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R	WARDROBE
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EN	ENSUITE
BY	BALCONY
K	KITCHEN
P	PANTRY
F	FRIDGE

Issue	Amendment	Date
A	Issue for Coordination	15.11.2023
B	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

SOUTH ELEVATION (SIMPSON PLACE)

SCALE	PROJECT NO.	DRAWN
1 : 150 @A1, 50%@A3	DRAWING 202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	NO. DA203	REV B

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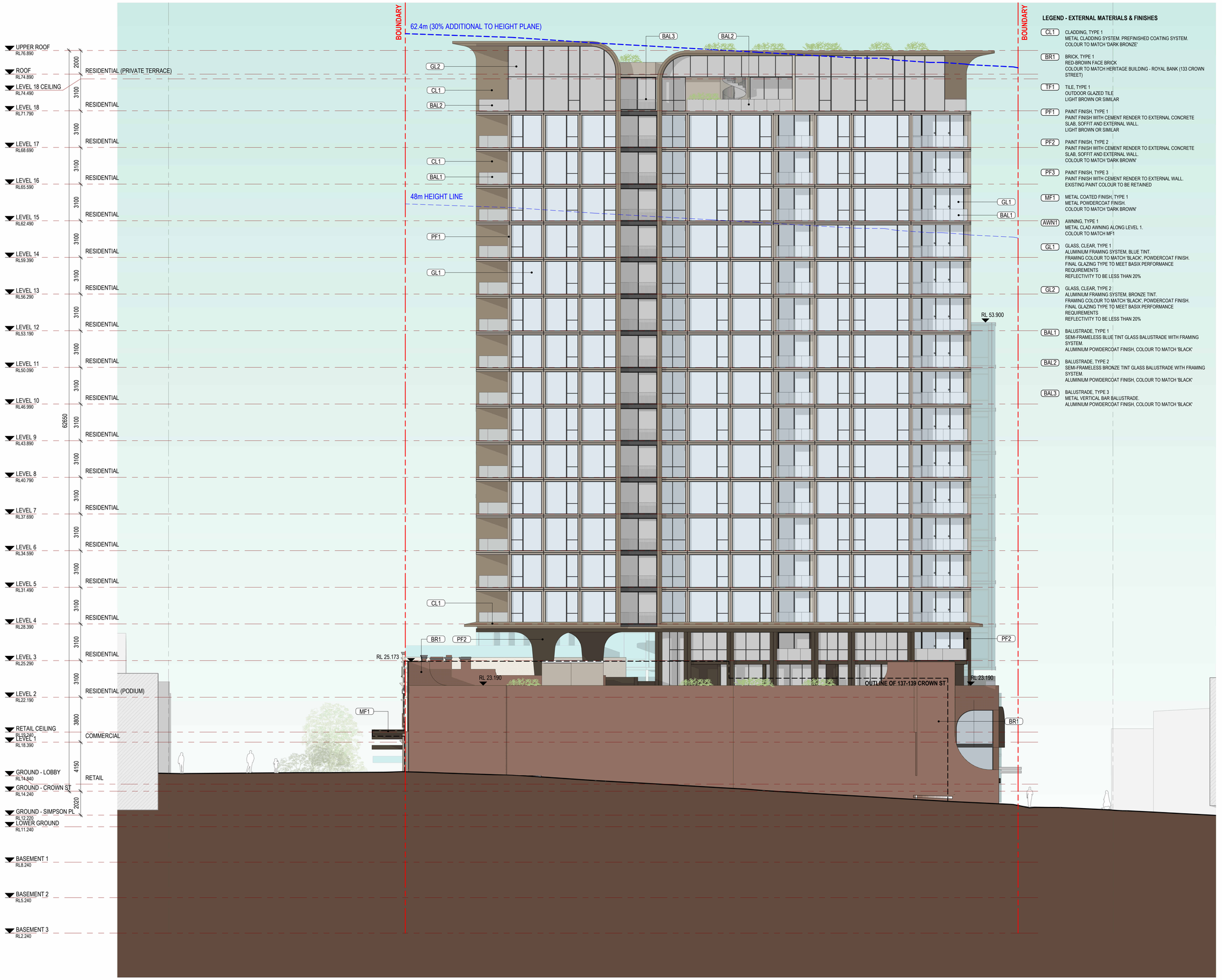

1 / DA204 WEST ELEVATION
Scale: 1 : 150

LEGEND - EXTERNAL MATERIALS & FINISHES

- CL1 — CLADDING, TYPE 1
  METAL CLADDING SYSTEM. PREFINISHED COATING SYSTEM.
  COLOUR TO MATCH 'DARK BRONZE'
- BR1 — BRICK, TYPE 1
  RED-BROWN FACE BRICK
  COLOUR TO MATCH HERITAGE BUILDING - ROYAL BANK (133 CROWN STREET)
- TF1 — TILE, TYPE 1
  OUTDOOR GLAZED TILE
  LIGHT BROWN OR SIMILAR
- PF1 — PAINT FINISH, TYPE 1
  PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL.
  LIGHT BROWN OR SIMILAR
- PF2 — PAINT FINISH, TYPE 2
  PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL.
  COLOUR TO MATCH 'DARK BROWN'
- PF3 — PAINT FINISH, TYPE 3
  PAINT FINISH WITH CEMENT RENDER TO EXTERNAL WALL.
  EXISTING PAINT COLOUR TO BE RETAINED
- MF1 — METAL COATED FINISH, TYPE 1
  METAL POWDERCOAT FINISH.
  COLOUR TO MATCH 'DARK BROWN'
- AWN1 — AWNING, TYPE 1
  METAL CLAD AWNING ALONG LEVEL 1.
  COLOUR TO MATCH MF1
- GL1 — GLASS, CLEAR, TYPE 1
  ALUMINIUM FRAMING SYSTEM. BLUE TINT.
  FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH.
  FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS
  REFLECTIVITY TO BE LESS THAN 20%
- GL2 — GLASS, CLEAR, TYPE 2
  ALUMINIUM FRAMING SYSTEM. BRONZE TINT.
  FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH.
  FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS
  REFLECTIVITY TO BE LESS THAN 20%
- BAL1 — BALUSTRADE, TYPE 1
  SEMI-FRAMELESS BLUE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM.
  ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'
- BAL2 — BALUSTRADE, TYPE 2
  SEMI-FRAMELESS BRONZE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM.
  ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'
- BAL3 — BALUSTRADE, TYPE 3
  METAL VERTICAL BAR BALUSTRADE.
  ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'

MGA Sydney
2012

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F	FRIDGE

Issue	Amendment	Date
A	Issue for Coordination	15.11.2023
B	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

WEST ELEVATION

SCALE	PROJECT NO.	DRAWN
1 : 150 @A1, 50%@A3	DRAWING 202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	NO. DA204	REV B

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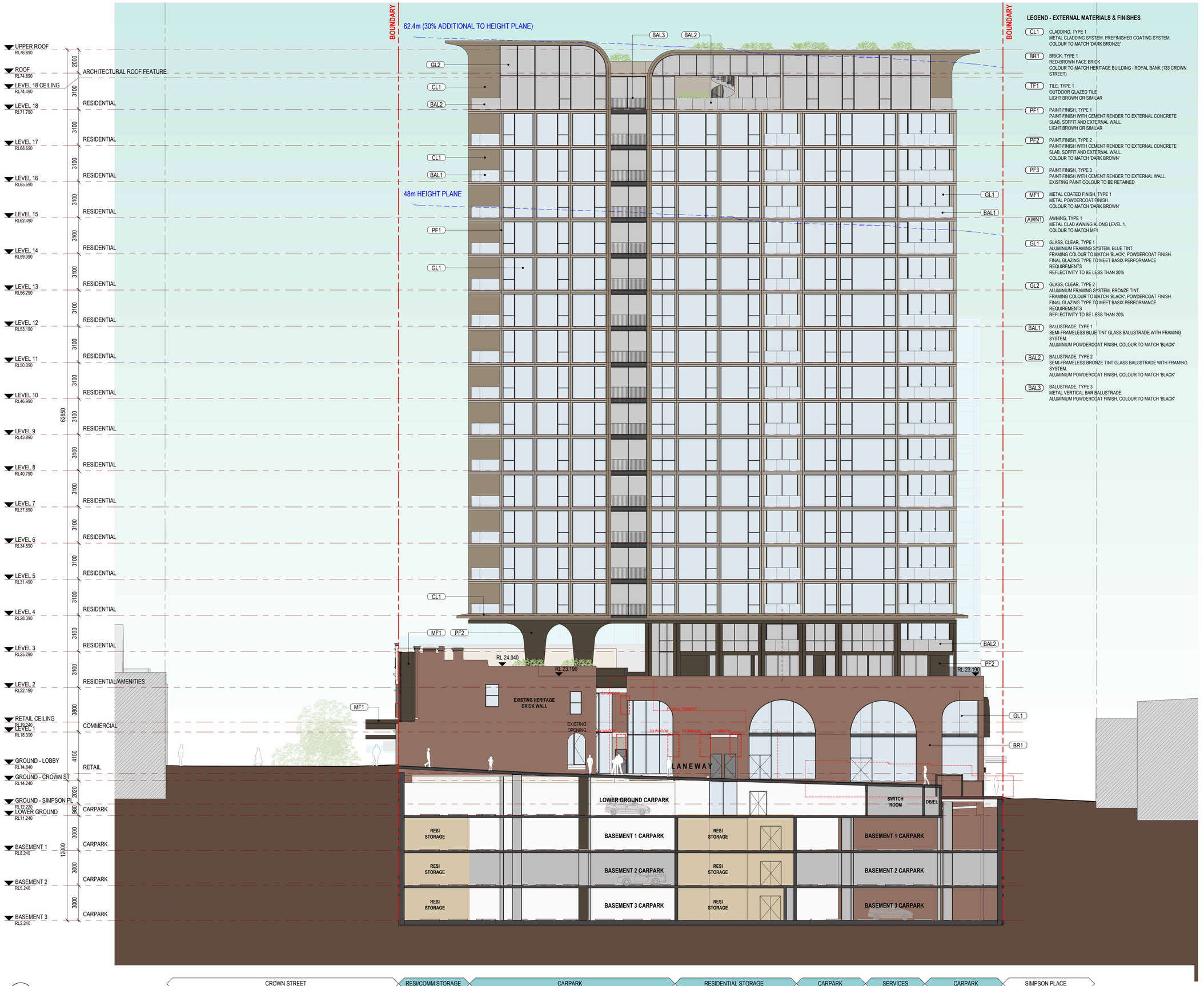

1 / DA301 SECTION 1 - LANEWAY FACING LOBBIES
Scale: 1 : 150

LEGEND - EXTERNAL MATERIALS & FINISHES

- CL1 — CLADDING, TYPE 1
  METAL CLADDING SYSTEM. PREFINISHED COATING SYSTEM.
  COLOUR TO MATCH 'DARK BRONZE'
- BR1 — BRICK, TYPE 1
  RED-BROWN FACE BRICK
  COLOUR TO MATCH HERITAGE BUILDING - ROYAL BANK (133 CROWN STREET)
- TF1 — TILE, TYPE 1
  OUTDOOR GLAZED TILE
  LIGHT BROWN OR SIMILAR
- PF1 — PAINT FINISH, TYPE 1
  PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL.
  LIGHT BROWN OR SIMILAR
- PF2 — PAINT FINISH, TYPE 2
  PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL.
  COLOUR TO MATCH 'DARK BROWN'
- PF3 — PAINT FINISH, TYPE 3
  PAINT FINISH WITH CEMENT RENDER TO EXTERNAL WALL.
  EXISTING PAINT COLOUR TO BE RETAINED
- MF1 — METAL COATED FINISH, TYPE 1
  METAL POWDERCOAT FINISH.
  COLOUR TO MATCH 'DARK BROWN'
- AWN1 — AWNING, TYPE 1
  METAL CLAD AWNING ALONG LEVEL 1.
  COLOUR TO MATCH MF1
- GL1 — GLASS, CLEAR, TYPE 1
  ALUMINIUM FRAMING SYSTEM. BLUE TINT.
  FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH.
  FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS
  REFLECTIVITY TO BE LESS THAN 20%
- GL2 — GLASS, CLEAR, TYPE 2
  ALUMINIUM FRAMING SYSTEM. BRONZE TINT.
  FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH.
  FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS
  REFLECTIVITY TO BE LESS THAN 20%
- BAL1 — BALUSTRADE, TYPE 1
  SEMI-FRAMELESS BLUE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM.
  ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'
- BAL2 — BALUSTRADE, TYPE 2
  SEMI-FRAMELESS BRONZE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM.
  ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'
- BAL3 — BALUSTRADE, TYPE 3
  METAL VERTICAL BAR BALUSTRADE.
  ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'

MGA Sydney
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Issue	Amendment	Date
A	Issue for Coordination	15.11.2023
B	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

SECTION A - LANEWAY ELEVATION 1

SCALE	PROJECT NO.	DRAWN
1 : 150 @A1, 50%@A3	DRAWING 202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	NO. DA301	REV B

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1 / DA302 SECTION 2 - LANEWAY FACING RETAIL
Scale: 1 : 150

SIMPSON PLACE | CARPARK | SERVICES | CARPARK | RESIDENTIAL STORAGE | CARPARK | RESI/COMM STORAGE | CROWN STREET

SECTION B THRU LANEWAY AND CARPARK

LEGEND - EXTERNAL MATERIALS & FINISHES

- CL1 — CLADDING, TYPE 1
  METAL CLADDING SYSTEM. PREFINISHED COATING SYSTEM.
  COLOUR TO MATCH 'DARK BRONZE'
- BR1 — BRICK, TYPE 1
  RED-BROWN FACE BRICK
  COLOUR TO MATCH HERITAGE BUILDING - ROYAL BANK (133 CROWN STREET)
- TF1 — TILE, TYPE 1
  OUTDOOR GLAZED TILE
  LIGHT BROWN OR SIMILAR
- PF1 — PAINT FINISH, TYPE 1
  PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL.
  LIGHT BROWN OR SIMILAR
- PF2 — PAINT FINISH, TYPE 2
  PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL.
  COLOUR TO MATCH 'DARK BROWN'
- PF3 — PAINT FINISH, TYPE 3
  PAINT FINISH WITH CEMENT RENDER TO EXTERNAL WALL.
  EXISTING PAINT COLOUR TO BE RETAINED
- MF1 — METAL COATED FINISH, TYPE 1
  METAL POWDERCOAT FINISH.
  COLOUR TO MATCH 'DARK BROWN'
- AWN1 — AWNING, TYPE 1
  METAL CLAD AWNING ALONG LEVEL 1.
  COLOUR TO MATCH MF1
- GL1 — GLASS, CLEAR, TYPE 1
  ALUMINIUM FRAMING SYSTEM. BLUE TINT.
  FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH.
  FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS
  REFLECTIVITY TO BE LESS THAN 20%
- GL2 — GLASS, CLEAR, TYPE 2
  ALUMINIUM FRAMING SYSTEM. BRONZE TINT.
  FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH.
  FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS
  REFLECTIVITY TO BE LESS THAN 20%
- BAL1 — BALUSTRADE, TYPE 1
  SEMI-FRAMELESS BLUE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM.
  ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'
- BAL2 — BALUSTRADE, TYPE 2
  SEMI-FRAMELESS BRONZE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM.
  ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'
- BAL3 — BALUSTRADE, TYPE 3
  METAL VERTICAL BAR BALUSTRADE.
  ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'

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Issue	Amendment	Date
A	Issue for Coordination	15.11.2023
B	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

SECTION B - LANEWAY ELEVATION 2

SCALE	PROJECT NO.	DRAWN
1 : 150 @A1, 50%@A3	DRAWING 202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	NO. DA302	REV B

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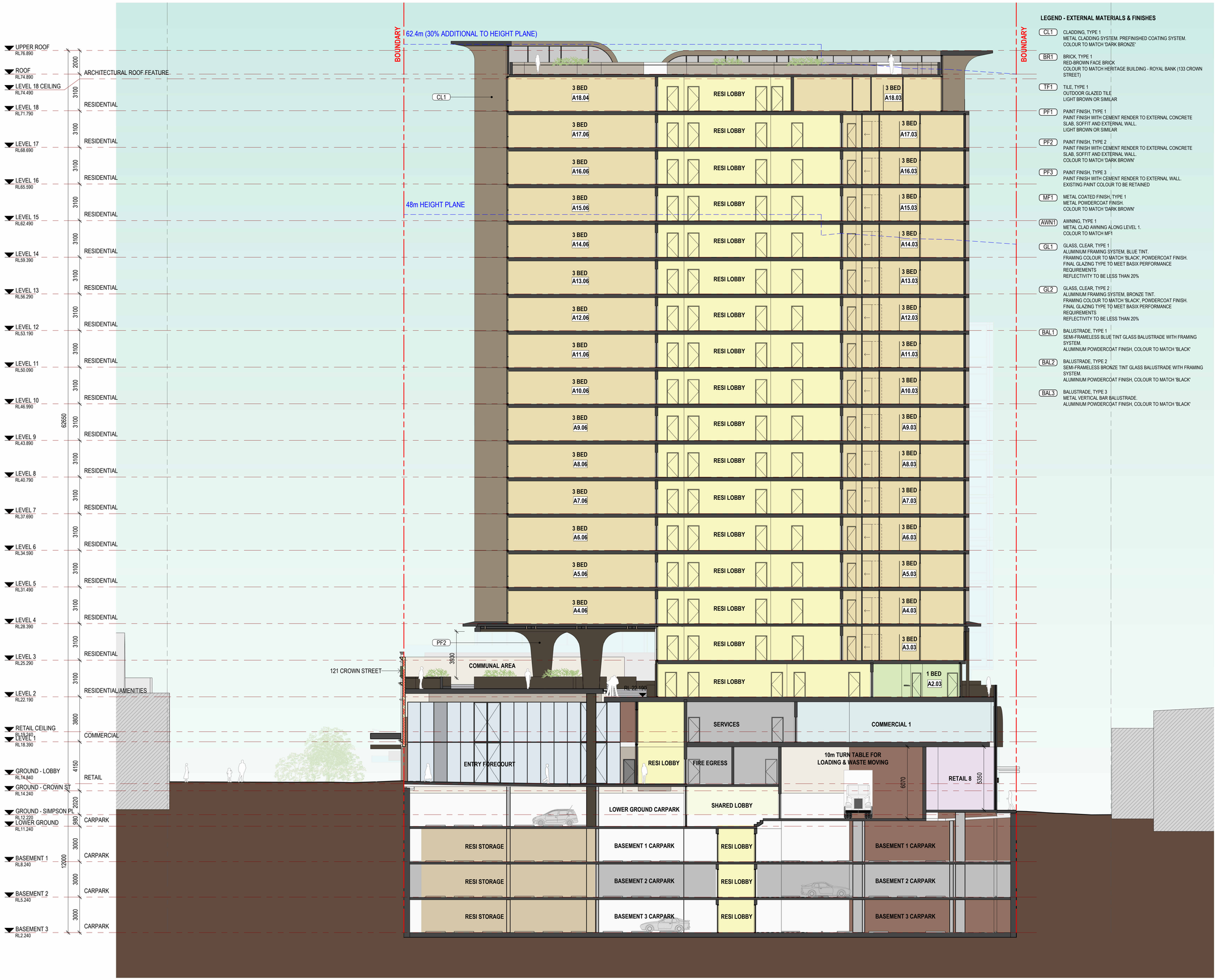

1 / DA303 SECTION 3 - LOBBIES AND TOWER
Scale: 1 : 150

LEGEND - EXTERNAL MATERIALS & FINISHES

- CL1 — CLADDING, TYPE 1
  METAL CLADDING SYSTEM. PREFINISHED COATING SYSTEM.
  COLOUR TO MATCH 'DARK BRONZE'
- BR1 — BRICK, TYPE 1
  RED-BROWN FACE BRICK
  COLOUR TO MATCH HERITAGE BUILDING - ROYAL BANK (133 CROWN STREET)
- TF1 — TILE, TYPE 1
  OUTDOOR GLAZED TILE
  LIGHT BROWN OR SIMILAR
- PF1 — PAINT FINISH, TYPE 1
  PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL.
  LIGHT BROWN OR SIMILAR
- PF2 — PAINT FINISH, TYPE 2
  PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL.
  COLOUR TO MATCH 'DARK BROWN'
- PF3 — PAINT FINISH, TYPE 3
  PAINT FINISH WITH CEMENT RENDER TO EXTERNAL WALL.
  EXISTING PAINT COLOUR TO BE RETAINED
- MF1 — METAL COATED FINISH, TYPE 1
  METAL POWDERCOAT FINISH.
  COLOUR TO MATCH 'DARK BROWN'
- AWN1 — AWNING, TYPE 1
  METAL CLAD AWNING ALONG LEVEL 1.
  COLOUR TO MATCH MF1
- GL1 — GLASS, CLEAR, TYPE 1
  ALUMINIUM FRAMING SYSTEM. BLUE TINT.
  FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH.
  FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS
  REFLECTIVITY TO BE LESS THAN 20%
- GL2 — GLASS, CLEAR, TYPE 2
  ALUMINIUM FRAMING SYSTEM. BRONZE TINT.
  FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH.
  FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS
  REFLECTIVITY TO BE LESS THAN 20%
- BAL1 — BALUSTRADE, TYPE 1
  SEMI-FRAMELESS BLUE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM.
  ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'
- BAL2 — BALUSTRADE, TYPE 2
  SEMI-FRAMELESS BRONZE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM.
  ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'
- BAL3 — BALUSTRADE, TYPE 3
  METAL VERTICAL BAR BALUSTRADE.
  ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'

MGA Sydney
2012

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ABBREVIATION

(A)	ADAPTABLE
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R	WARDROBE
E	ENTRY
EN	ENSUITE
BY	BALCONY
K	KITCHEN
P	PANTRY
F	FRIDGE

Issue	Amendment	Date
A	Issue for Coordination	15.11.2023
B	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE
131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE
SECTION C - LONG SECTION THRU LOBBIES AND TOWER

SCALE	PROJECT NO.	DRAWN
1 : 150 @A1, 50%@A3	DRAWING 202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	NO. DA303	REV B

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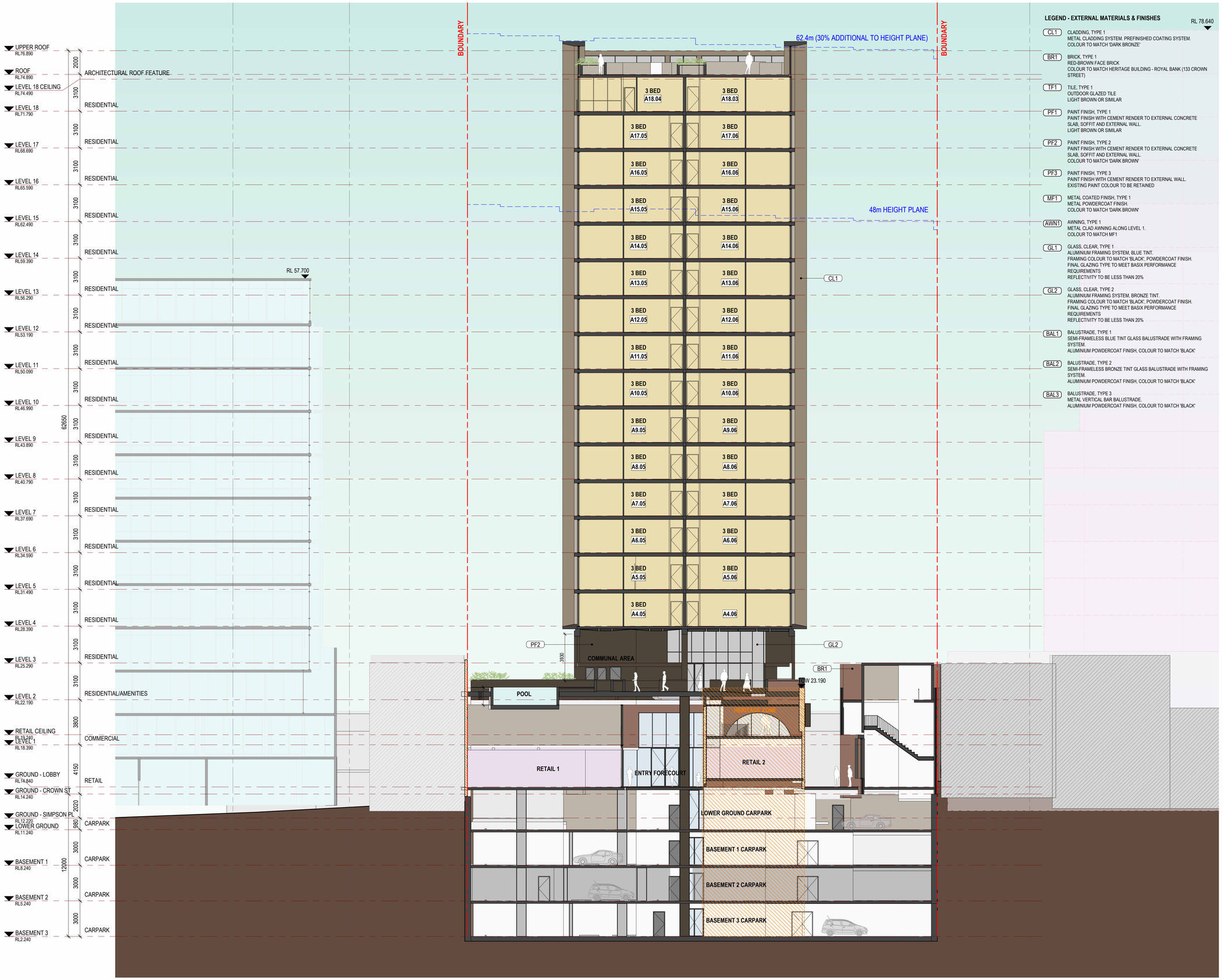

1 / DA304 CROSS SECTION 1 - FORECOURT AND RETAIL
Scale: 1 : 150

LEGEND - EXTERNAL MATERIALS & FINISHES

CL1	CLADDING, TYPE 1 METAL CLADDING SYSTEM. PREFINISHED COATING SYSTEM. COLOUR TO MATCH 'DARK BRONZE'
BR1	BRICK, TYPE 1 RED-BROWN FACE BRICK COLOUR TO MATCH HERITAGE BUILDING - ROYAL BANK (133 CROWN STREET)
TF1	TILE, TYPE 1 OUTDOOR GLAZED TILE LIGHT BROWN OR SIMILAR
PF1	PAINT FINISH, TYPE 1 PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL. LIGHT BROWN OR SIMILAR
PF2	PAINT FINISH, TYPE 2 PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL. COLOUR TO MATCH 'DARK BROWN'
PF3	PAINT FINISH, TYPE 3 PAINT FINISH WITH CEMENT RENDER TO EXTERNAL WALL. EXISTING PAINT COLOUR TO BE RETAINED
MF1	METAL COATED FINISH, TYPE 1 METAL POWDERCOAT FINISH. COLOUR TO MATCH 'DARK BROWN'
AWN1	AWNING, TYPE 1 METAL CLAD AWNING ALONG LEVEL 1. COLOUR TO MATCH MF1
GL1	GLASS, CLEAR, TYPE 1 ALUMINIUM FRAMING SYSTEM. BLUE TINT. FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH. FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS REFLECTIVITY TO BE LESS THAN 20%
GL2	GLASS, CLEAR, TYPE 2 ALUMINIUM FRAMING SYSTEM. BRONZE TINT. FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH. FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS REFLECTIVITY TO BE LESS THAN 20%
BAL1	BALUSTRADE, TYPE 1 SEMI-FRAMELESS BLUE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM. ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'
BAL2	BALUSTRADE, TYPE 2 SEMI-FRAMELESS BRONZE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM. ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'
BAL3	BALUSTRADE, TYPE 3 METAL VERTICAL BAR BALUSTRADE. ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'

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DEVELOPMENT APPLICATION

PROJECT TITLE
131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE
SECTION D - CROSS SECTION THRU FORECOURT AND RETAIL

SCALE 1 : 150 @A1, 50%@A3	PROJECT NO. DRAWING 202221	DRAWN MV/JL	
STATUS DEVELOPMENT APPLICATION	NO. DA304	REV B	

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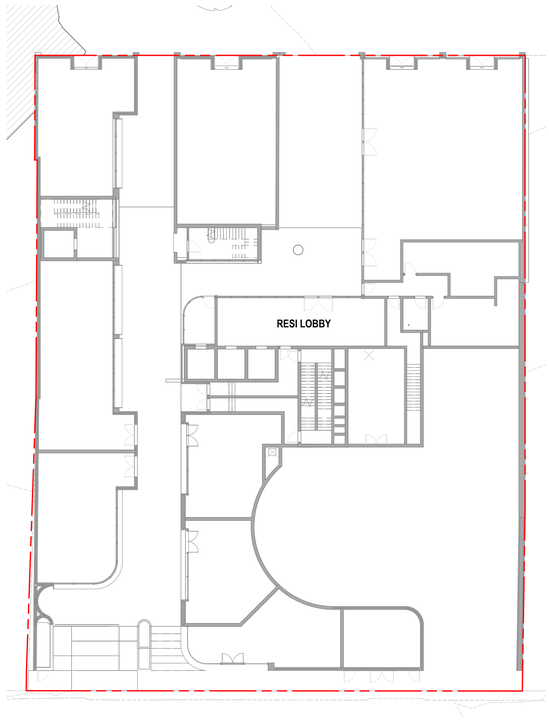
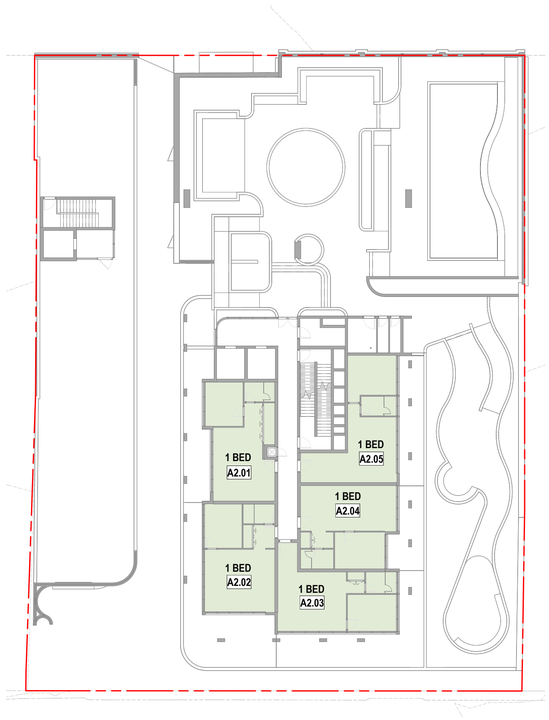


1 DA401 ADAPTABLE & AFFORDABLE LOCATION - GROUND
Scale: 1 : 250



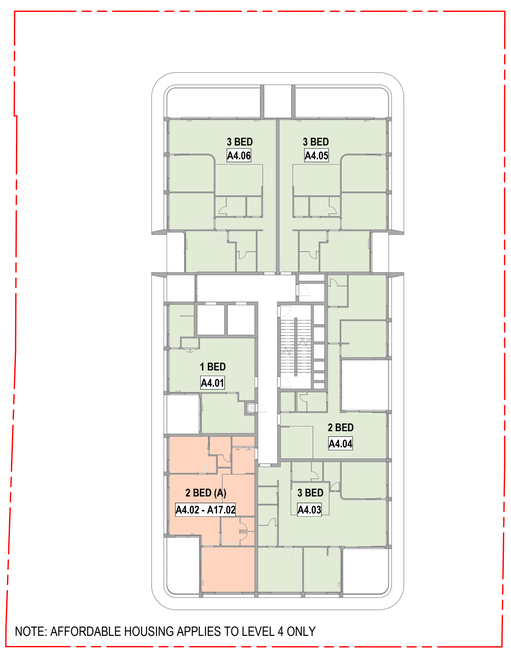
2 DA401 ADAPTABLE & AFFORDABLE LOCATION - LEVEL 2
Scale: 1 : 250

AREA SCHEDULE - AFFORDABLE HOUSING GFA	
LEVEL	AREA
GROUND (15% OF RESIDENTIAL LOBBY IS AFFORDABLE)	8 m²
LEVEL 2	288 m²
LEVEL 3	347 m²
LEVEL 4	561 m²
LEVEL 5	334 m²
TOTAL RESIDENTIAL GFA (15% OF GFA)	1538 m²

ADAPTABLE HOUSING SCHEDULE			
LEVEL	UNIT NUMBER	UNIT TYPE	AREA
LEVEL 3	A3.02	2 BED (A)	77 m²
LEVEL 4	A4.02	2 BED (A)	77 m²
LEVEL 5	A5.02	2 BED (A)	77 m²
LEVEL 6	A6.02	2 BED (A)	77 m²
LEVEL 7	A7.02	2 BED (A)	77 m²
LEVEL 8	A8.02	2 BED (A)	77 m²
LEVEL 9	A9.02	2 BED (A)	77 m²
LEVEL 10	A10.02	2 BED (A)	77 m²
LEVEL 11	A11.02	2 BED (A)	77 m²
LEVEL 12	A12.02	2 BED (A)	77 m²
LEVEL 13	A13.02	2 BED (A)	77 m²
LEVEL 14	A14.02	2 BED (A)	77 m²
LEVEL 15	A15.02	2 BED (A)	77 m²
LEVEL 16	A16.02	2 BED (A)	77 m²
LEVEL 17	A17.02	2 BED (A)	77 m²
TOTAL ADAPTABLE UNITS: 15			1154 m²

NOTE:
ONLY 10 ADAPTABLE UNITS REQUIRED. UNITS NOT REQUIRED WILL BE REMOVED.

3 DA401 ADAPTABLE & AFFORDABLE LOCATION - LEVEL 3
Scale: 1 : 250



NOTE: AFFORDABLE HOUSING APPLIES TO LEVEL 4 ONLY

4 DA401 ADAPTABLE & AFFORDABLE LOCATION - LEVEL 4-17
Scale: 1 : 250

5 DA401 ADAPTABLE & AFFORDABLE LOCATION - LEVEL 5
Scale: 1 : 250

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ADAPTABLE & AFFORDABLE UNITS LEGEND

- AFFORDABLE HOUSING UNIT
- AFFORDABLE HOUSING & ADAPTABLE UNIT

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

ADAPTABLE UNIT AND AFFORDABLE HOUSING LOCATION AND SUMMARY

SCALE	PROJECT NO.	DRAWN
1 : 250 @A1, 50%@A3	DRAWING 202221	MV/JL
STATUS DEVELOPMENT APPLICATION	NO. DA401	REV A

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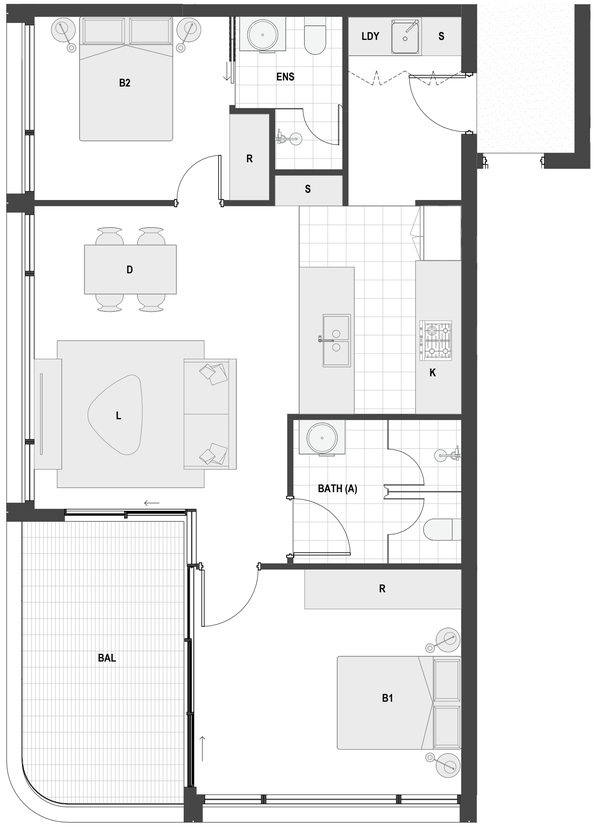
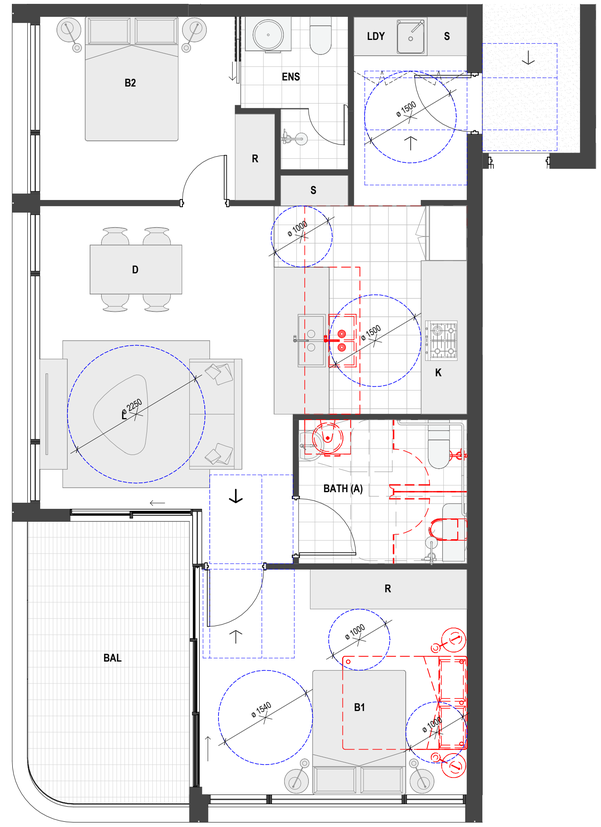


1 DA402 ADAPTABLE UNIT TYPE 1 - PRE-ADAPTABLE - LEVEL 3-17
Scale: 1 : 50



2 DA402 ADAPTABLE UNIT TYPE 1 - POST-ADAPTABLE - LEVEL 3-17
Scale: 1 : 50

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Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

ADAPTABLE UNIT TYPE 1

SCALE **1 : 50 @A1, 50%@A3**	PROJECT NO. DRAWING **202221**	DRAWN **MV/JL**	
STATUS **DEVELOPMENT APPLICATION**	NO. **DA402**	REV **A**	

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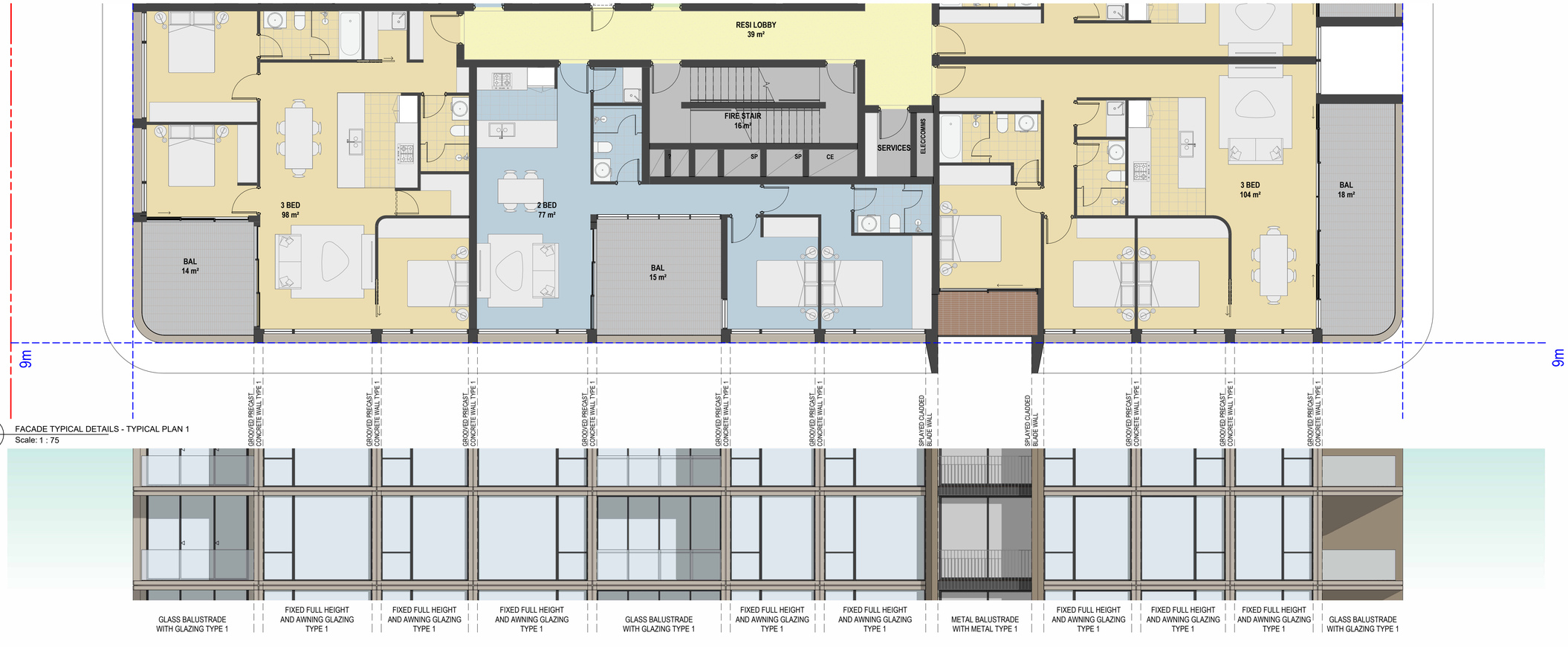

1 DA531 FACADE TYPICAL DETAILS - TYPICAL PLAN 1
Scale: 1 : 75

2 DA531 FACADE ELEVATION DETAILS - EAST - TYPICAL LEVEL
Scale: 1 : 75

3 DA531 FACADE TYPICAL DETAILS - TYPICAL PLAN 2
Scale: 1 : 75

4a DA531 FACADE ELEVATION DETAILS - WEST - TYPICAL LEVEL
Scale: 1 : 75

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DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

FACADE DETAILS - TYPICAL

SCALE	PROJECT NO.	DRAWN	
1 : 75 @A1, 50%@A3	DRAWING 202221	MV/JL	
STATUS	NO.	REV	
DEVELOPMENT APPLICATION	DA531	A	

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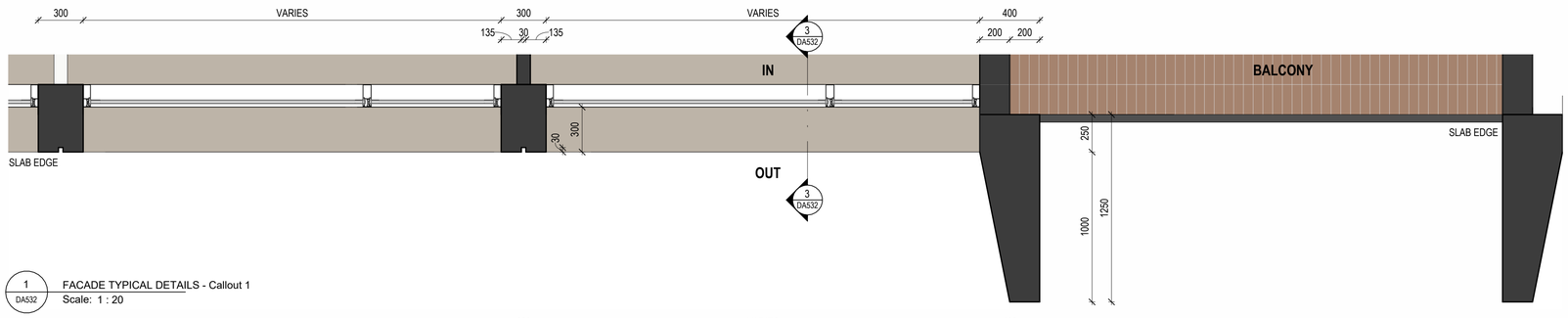
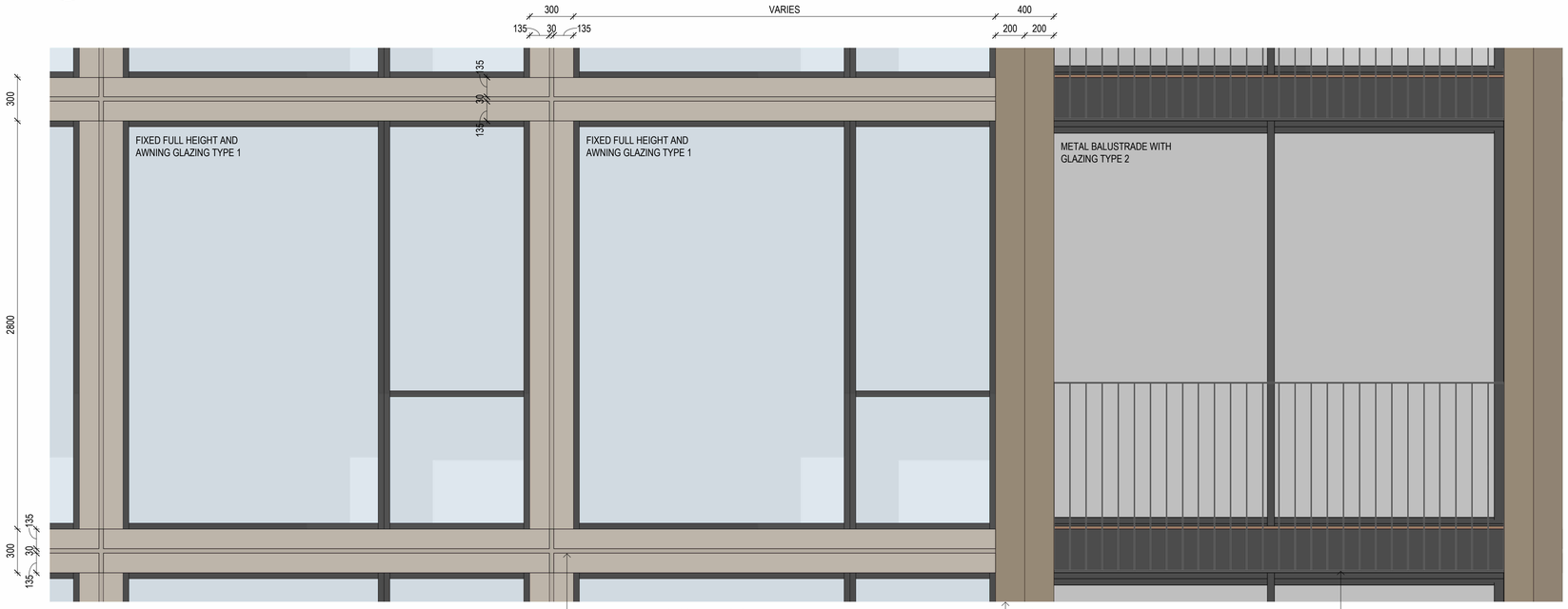
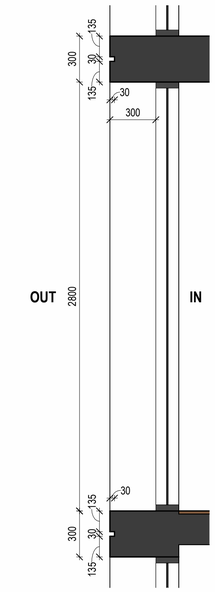


1 DA532 FACADE TYPICAL DETAILS - Callout 1
Scale: 1 : 20



2 DA532 FACADE ELEVATION DETAILS_1-20
Scale: 1 : 20



3 DA532 FACADE DETAIL SECTION 1_1-20
Scale: 1 : 20

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Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

FACADE DETAILS - TYPICAL

SCALE	PROJECT NO.	DRAWN
1 : 20 @A1, 50%@A3	DRAWING NO. 202221	MV/JL
STATUS DEVELOPMENT APPLICATION	DA532	REV A

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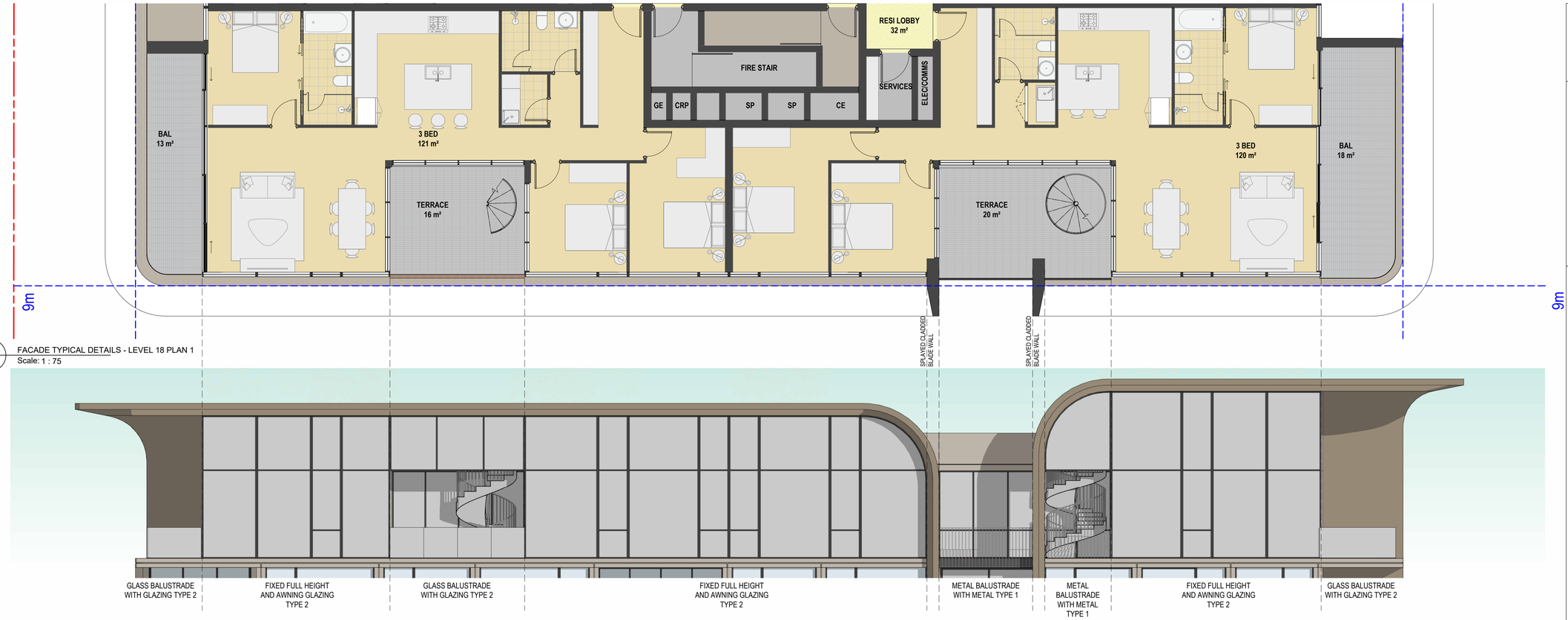
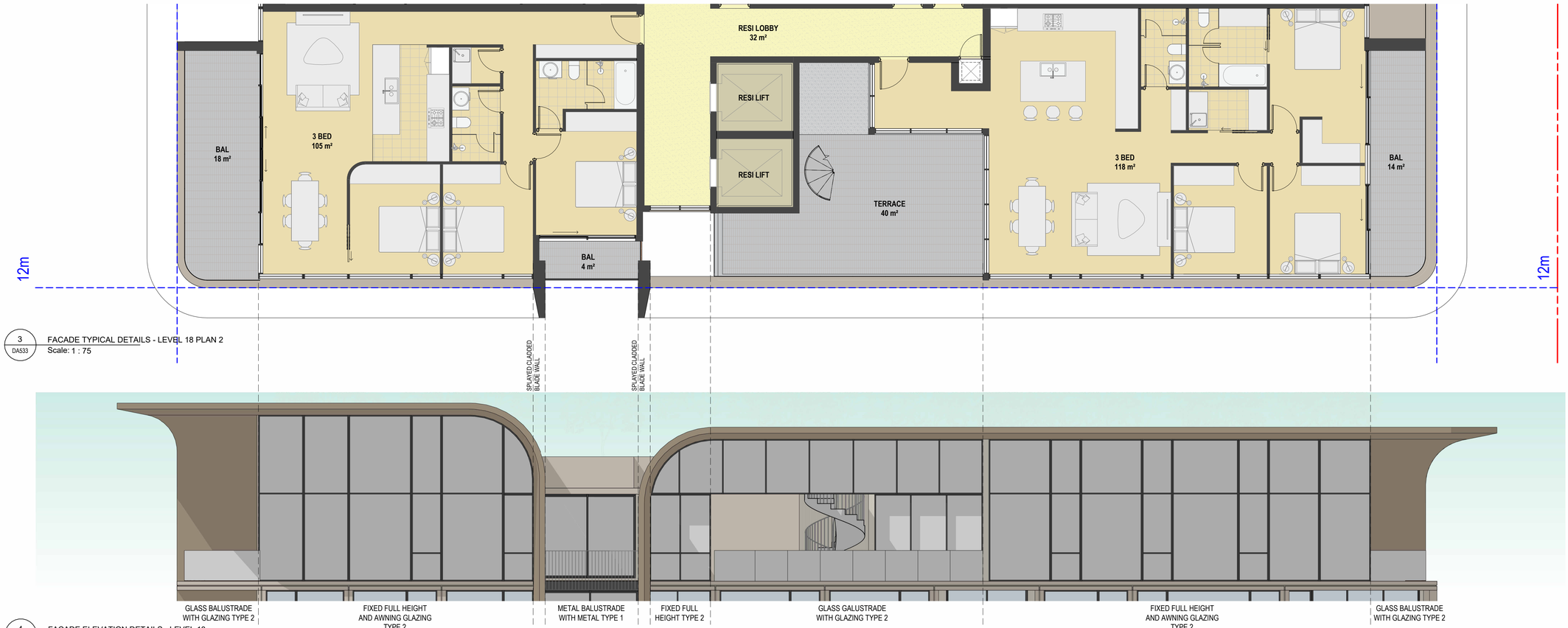


1 DA533 FACADE TYPICAL DETAILS - LEVEL 18 PLAN 1
Scale: 1 : 75

2 DA533 FACADE ELEVATION DETAILS - EAST - TYPICAL LEVEL1
Scale: 1 : 75



3 DA533 FACADE TYPICAL DETAILS - LEVEL 18 PLAN 2
Scale: 1 : 75

4 DA533 FACADE ELEVATION DETAILS - LEVEL 18
Scale: 1 : 75

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Issue	Amendment	Date
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DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

FACADE DETAILS - ROOF

SCALE	PROJECT NO.	DRAWN
1 : 75 @A1, 50%@A3	DRAWING NO. 202221 DA533	MV/JL
STATUS: DEVELOPMENT APPLICATION		REV: A

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1 DA541 CROWN STREET_FACADE_4
Scale:

2 DA541 CROWN STREET_FACADE_5
Scale:

3 DA541 CROWN STREET_FACADE_6
Scale:

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Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

FACADE DETAILS 3D

SCALE **@A1, 50%@A3**	PROJECT NO. DRAWING **202221**	DRAWN **MV/JL**
STATUS **DEVELOPMENT APPLICATION**	NO. **DA541**	REV **A**

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Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

FACADE DETAILS 3D

SCALE	PROJECT NO.	DRAWN
@A1, 50%@A3	DRAWING NO. 202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	DA542	REV: A

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1 DA543 SECTIONAL PERSPECTIVE_WEST
Scale:

2 DA543 SECTIONAL PERSPECTIVE_EAST
Scale:

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DEVELOPMENT APPLICATION

PROJECT TITLE

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DRAWING TITLE

FACADE DETAILS 3D

SCALE	PROJECT NO.	DRAWN
@A1, 50%@A3	DRAWING 202221	MV/JL
STATUS DEVELOPMENT APPLICATION	NO. DA543	REV A

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1 DA544 SECTIONAL PERSPECTIVE_NORTH
Scale:

2 DA544 SECTIONAL PERSPECTIVE_SOUTH
Scale:

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DRAWING TITLE

FACADE DETAILS 3D

SCALE **@A1, 50%@A3**	PROJECT NO. DRAWING **202221**	DRAWN **MV/JL**	
STATUS **DEVELOPMENT APPLICATION**	NO. **DA544**	REV **A**	

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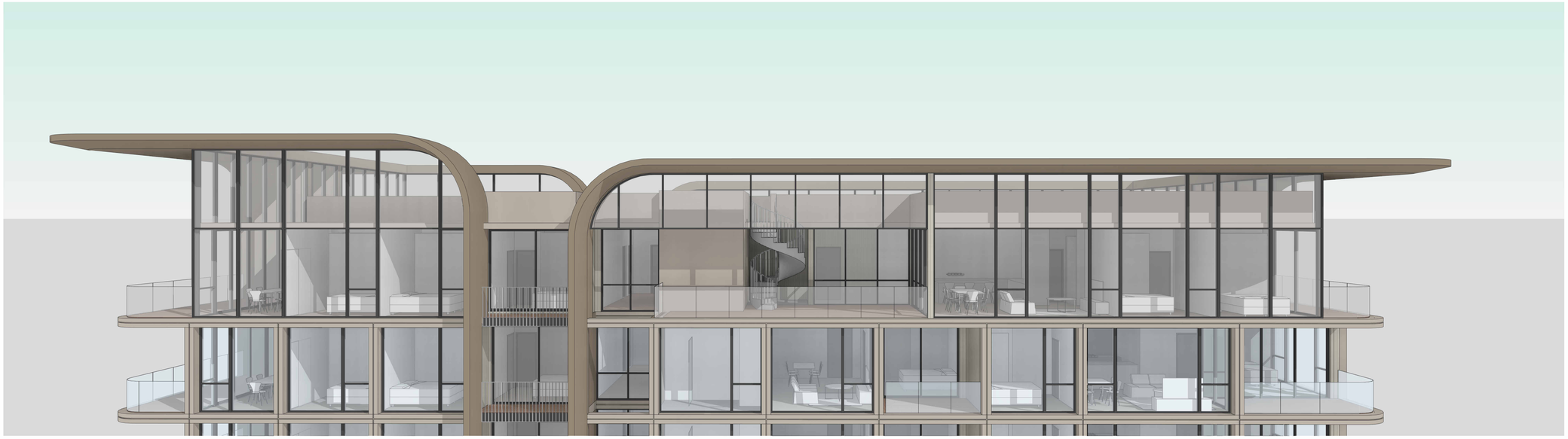

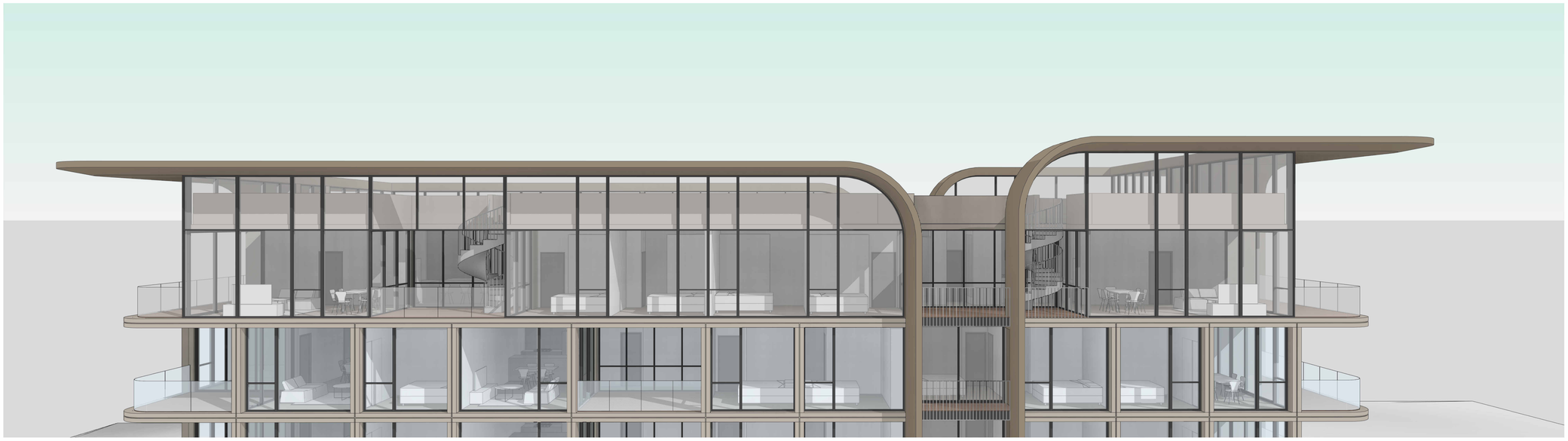

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BY	BALCONY
K	KITCHEN
P	PANTRY
F	FRIDGE

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

FACADE DETAILS 3D

SCALE	PROJECT NO.	DRAWN
@A1, 50%@A3	202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	DRAWING NO. DA545	REV A

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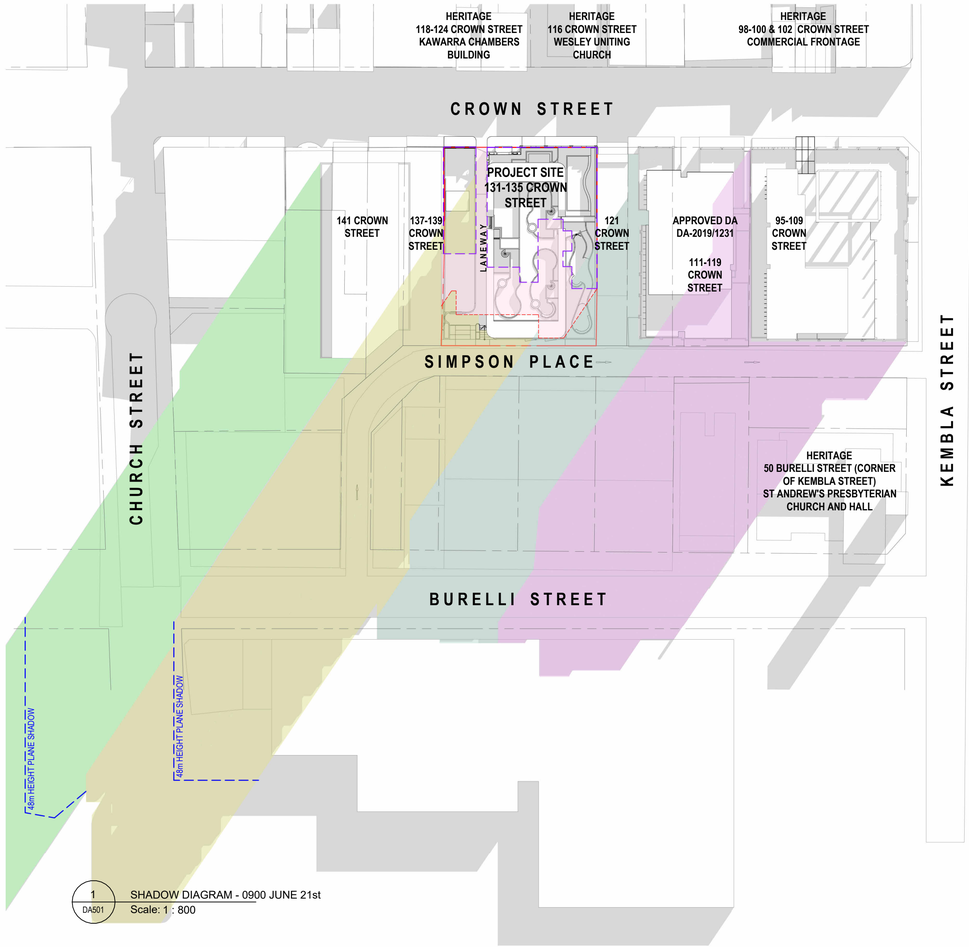
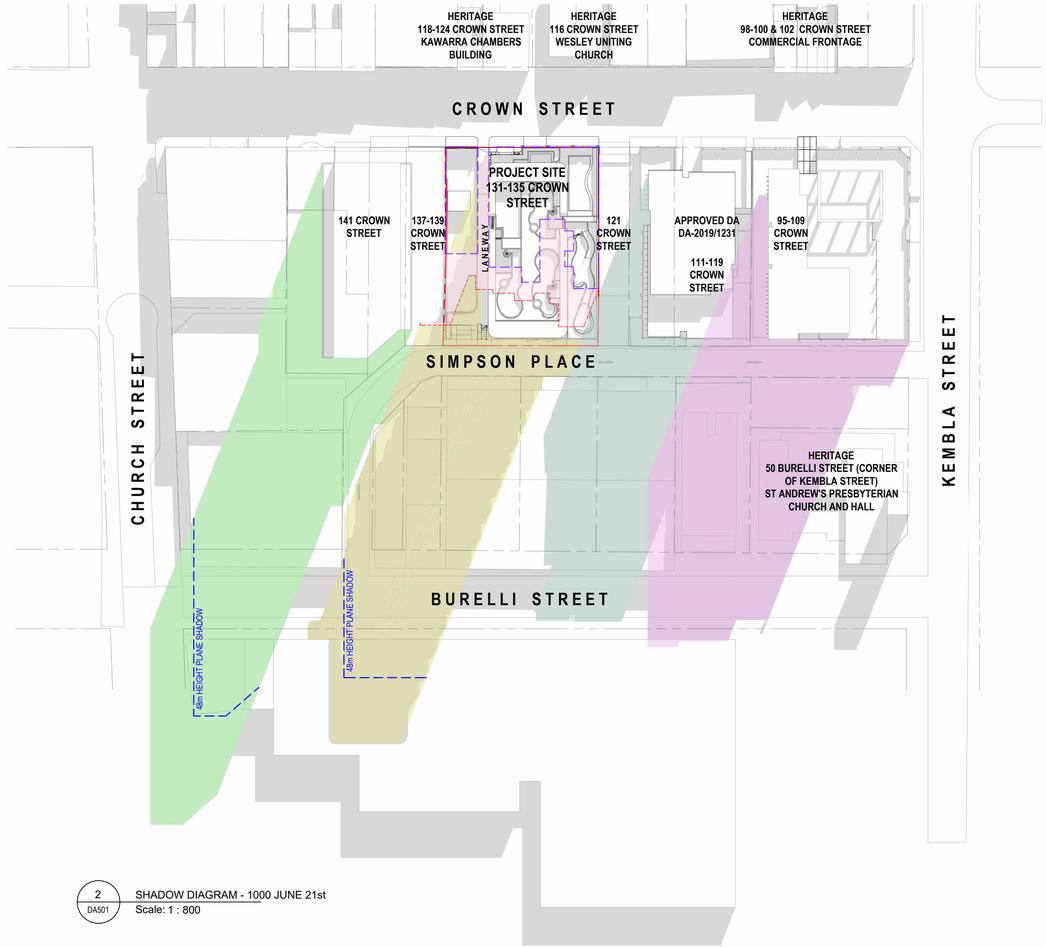


1 DA501 SHADOW DIAGRAM - 0900 JUNE 21st
Scale: 1 : 800



2 DA501 SHADOW DIAGRAM - 1000 JUNE 21st
Scale: 1 : 800

3 DA501 SHADOW DIAGRAM - 1100 JUNE 21st
Scale: 1 : 800

4 DA501 SHADOW DIAGRAM - 1200 JUNE 21st
Scale: 1 : 800

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SHADOW DIAGRAM LEGEND

- - EXISTING NEIGHBOUR SHADOWS
- - SHADOW CAST BY PROPOSAL (WITH 30% BONUS - 62.4m HEIGHT PLANE)
- - EXISTING SHADOW CAST BY 95-109 CROWN STREET
- - SHADOW CAST BY APPROVED DA-2019/1231 111-119 CROWN STREET
- - SHADOW CAST BY POTENTIAL DEVELOPMENT AT 137-147 CROWN STREET
- - OUTLINE OF EXISTING 2-STOREY HERITAGE BUILDING ON SITE
- - OUTLINE OF SHADOW CAST BY EXISTING 2-STOREY HERITAGE BUILDING ON SITE
- - OUTLINE OF SHADOW CAST (WITHOUT BONUS - 48m HEIGHT PLANE)

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

SHADOW DIAGRAM 1 - WINTER SOLSTICE

SCALE	PROJECT NO.	DRAWN
As indicated @A1, 50%@A3	DRAWING NO. 202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	DA501	REV A

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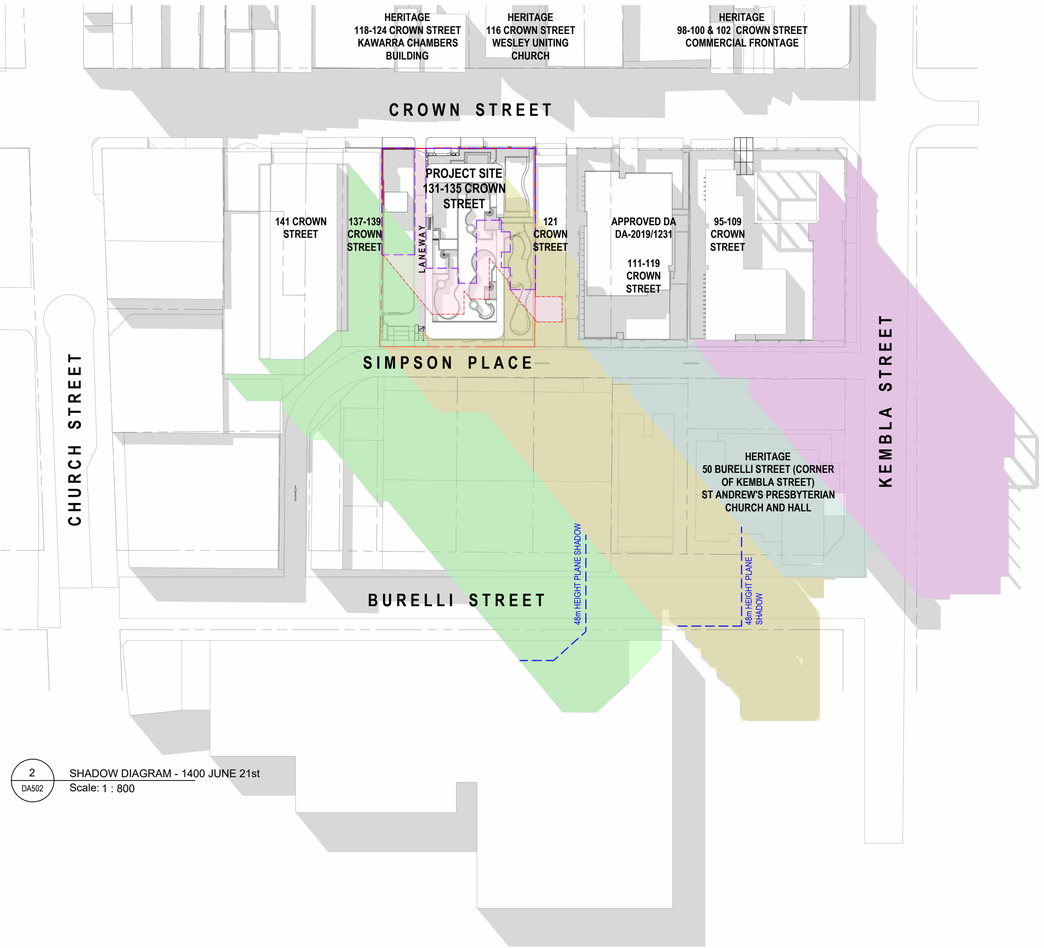
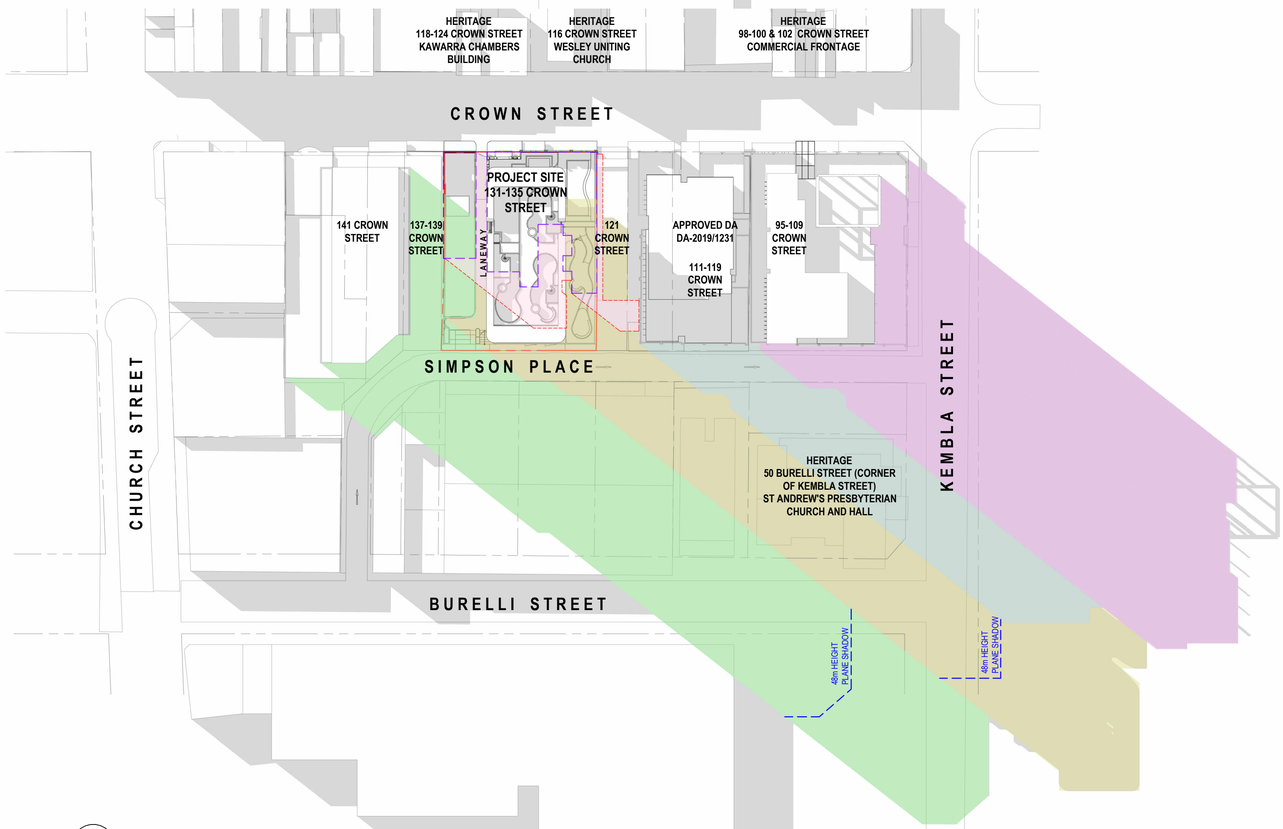
ABN 84 116 791 229

1 DA502 SHADOW DIAGRAM - 1300 JUNE 21st
Scale: 1 : 800



2 DA502 SHADOW DIAGRAM - 1400 JUNE 21st
Scale: 1 : 800



3 DA502 SHADOW DIAGRAM - 1500 JUNE 21st
Scale: 1 : 800

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SHADOW DIAGRAM LEGEND

- EXISTING NEIGHBOUR SHADOWS
- SHADOW CAST BY PROPOSAL (WITH 30% BONUS - 62.4m HEIGHT PLANE)
- EXISTING SHADOW CAST BY 95-109 CROWN STREET
- SHADOW CAST BY APPROVED DA-2019/1231 111-119 CROWN STREET
- SHADOW CAST BY POTENTIAL DEVELOPMENT AT 137-147 CROWN STREET
- OUTLINE OF EXISTING 2-STOREY HERITAGE BUILDING ON SITE
- OUTLINE OF SHADOW CAST BY EXISTING 2-STOREY HERITAGE BUILDING ON SITE
- OUTLINE OF SHADOW CAST (WITHOUT BONUS - 48m HEIGHT PLANE)

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

SHADOW DIAGRAM 2 - WINTER SOLSTICE

SCALE	PROJECT NO.	DRAWN
As indicated @A1, 50%@A3	DRAWING NO. 202221 DA502	MV/JL
STATUS: DEVELOPMENT APPLICATION		REV: A

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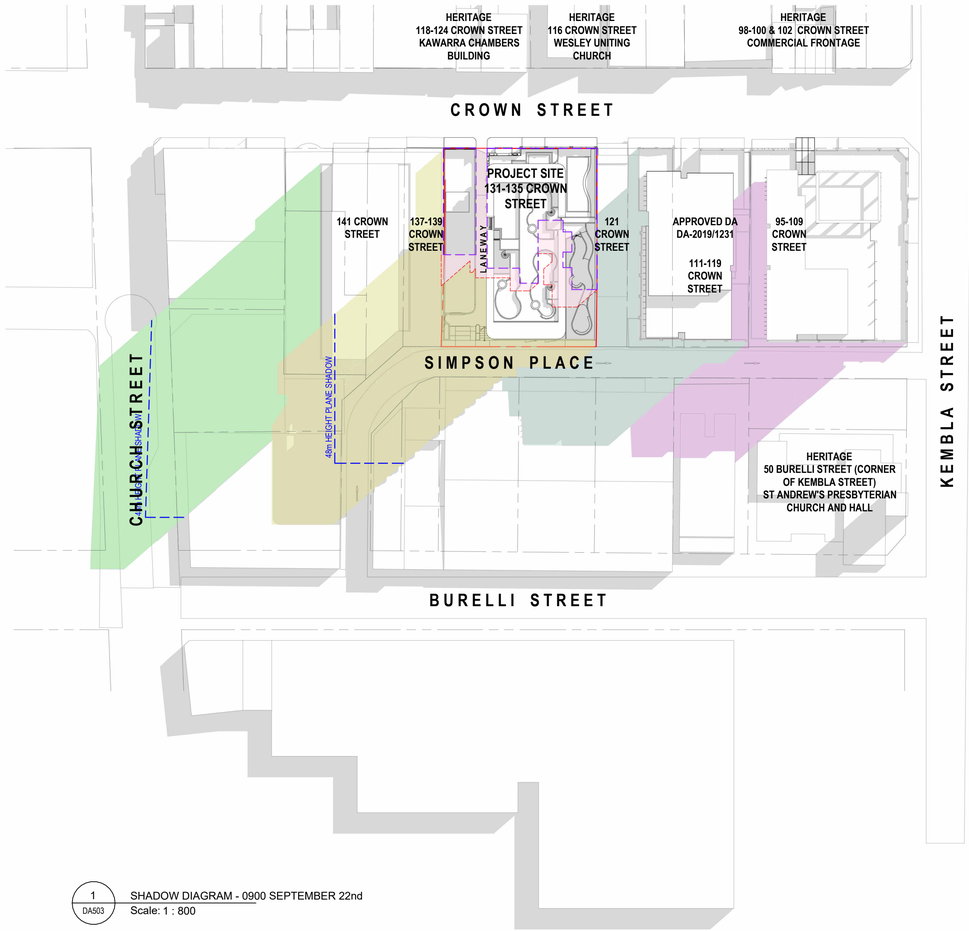
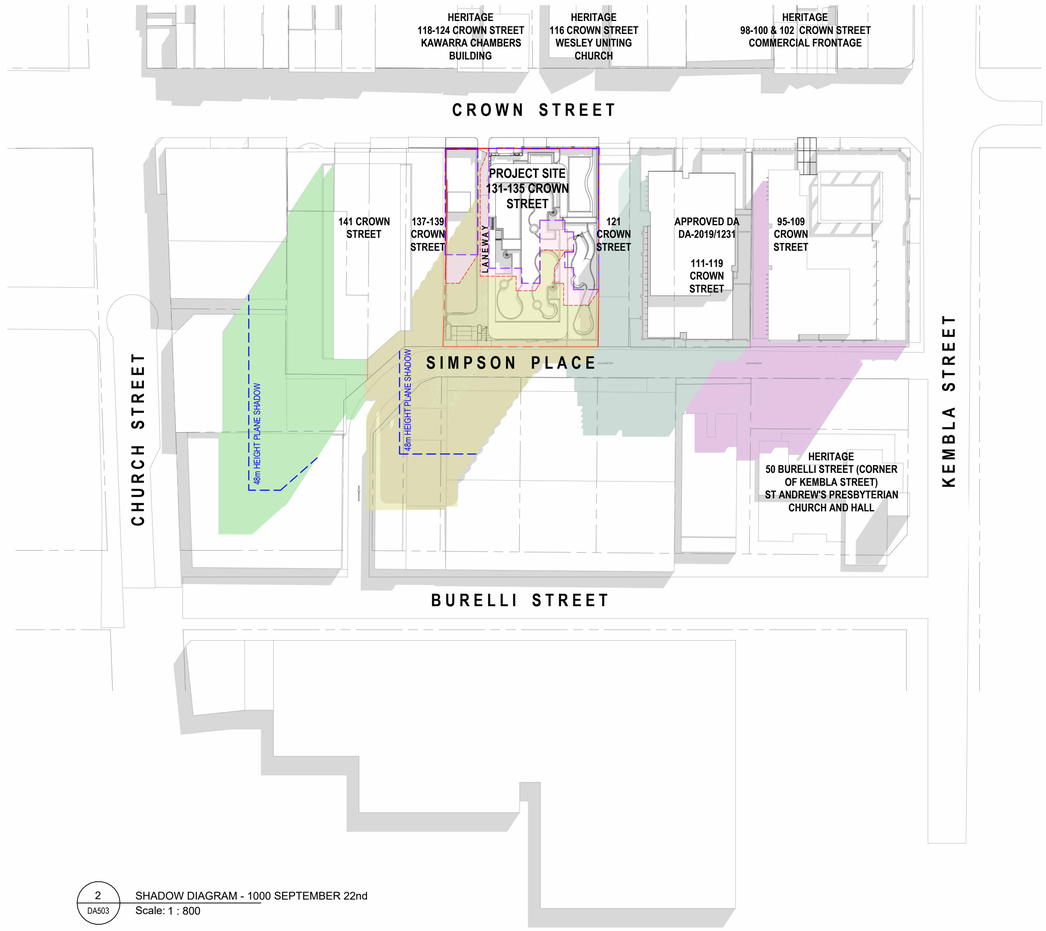
ABN 84 116 791 229



1 DA503 SHADOW DIAGRAM - 0900 SEPTEMBER 22nd
Scale: 1 : 800



2 DA503 SHADOW DIAGRAM - 1000 SEPTEMBER 22nd
Scale: 1 : 800

3 DA503 SHADOW DIAGRAM - 1100 SEPTEMBER 22nd
Scale: 1 : 800

4 DA503 SHADOW DIAGRAM - 1200 SEPTEMBER 22nd
Scale: 1 : 800

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SHADOW DIAGRAM LEGEND

- EXISTING NEIGHBOUR SHADOWS
- SHADOW CAST BY PROPOSAL (WITH 30% BONUS - 62.4m HEIGHT PLANE)
- EXISTING SHADOW CAST BY 95-109 CROWN STREET
- SHADOW CAST BY APPROVED DA-2019/1231 111-119 CROWN STREET
- SHADOW CAST BY POTENTIAL DEVELOPMENT AT 137-147 CROWN STREET
- OUTLINE OF EXISTING 2-STOREY HERITAGE BUILDING ON SITE
- OUTLINE OF SHADOW CAST BY EXISTING 2-STOREY HERITAGE BUILDING ON SITE
- OUTLINE OF SHADOW CAST (WITHOUT BONUS - 48m HEIGHT PLANE)

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

SHADOW DIAGRAM 3 - SPRING EQUINOX

SCALE	PROJECT NO.	DRAWN
As indicated @A1, 50%@A3	DRAWING NO. 202221	MV/JL
STATUS DEVELOPMENT APPLICATION	DA503	REV A

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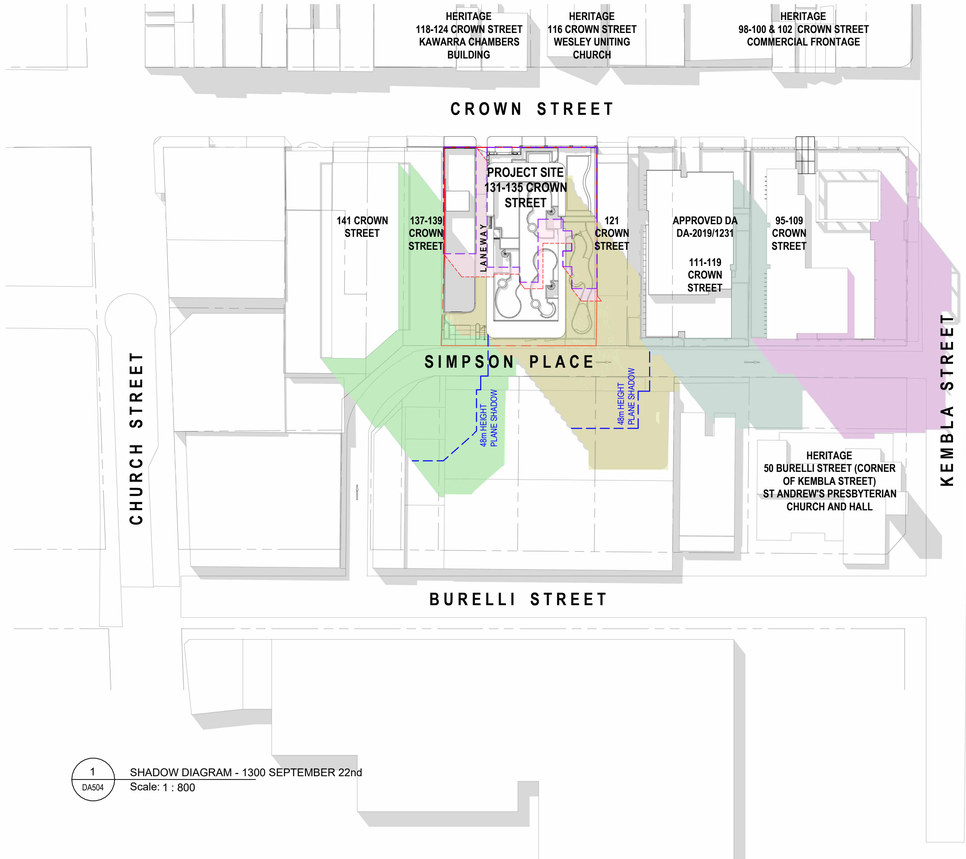
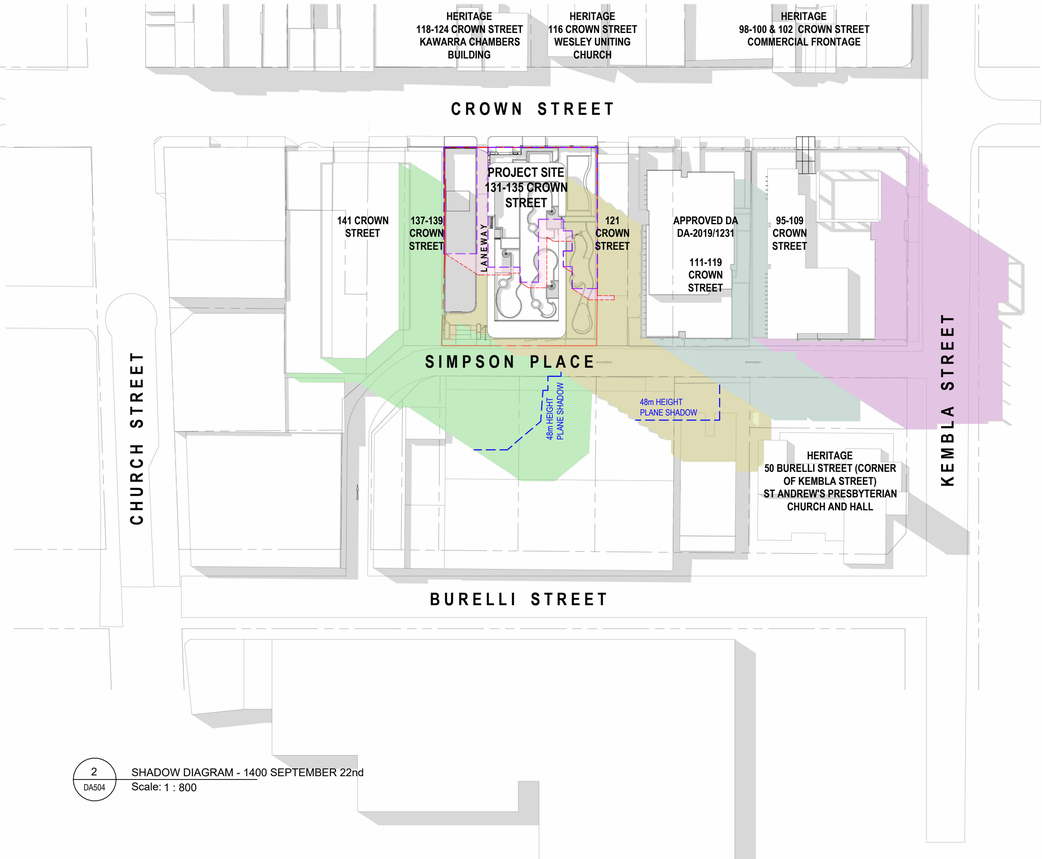


1 DA504 SHADOW DIAGRAM - 1300 SEPTEMBER 22nd
Scale: 1 : 800



2 DA504 SHADOW DIAGRAM - 1400 SEPTEMBER 22nd
Scale: 1 : 800

3 DA504 SHADOW DIAGRAM - 1500 SEPTEMBER 22nd
Scale: 1 : 800

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SHADOW DIAGRAM LEGEND

- EXISTING NEIGHBOUR SHADOWS
- SHADOW CAST BY PROPOSAL (WITH 30% BONUS - 62.4m HEIGHT PLANE)
- EXISTING SHADOW CAST BY 95-109 CROWN STREET
- SHADOW CAST BY APPROVED DA-2019/1231 111-119 CROWN STREET
- SHADOW CAST BY POTENTIAL DEVELOPMENT AT 137-147 CROWN STREET
- OUTLINE OF EXISTING 2-STOREY HERITAGE BUILDING ON SITE
- OUTLINE OF SHADOW CAST BY EXISTING 2-STOREY HERITAGE BUILDING ON SITE
- OUTLINE OF SHADOW CAST (WITHOUT BONUS - 48m HEIGHT PLANE)

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

SHADOW DIAGRAM 4 - SPRING EQUINOX

SCALE	PROJECT NO.	DRAWN
As indicated @A1, 50%@A3	DRAWING NO. 202221 DA504	MV/JL
STATUS DEVELOPMENT APPLICATION		REV A

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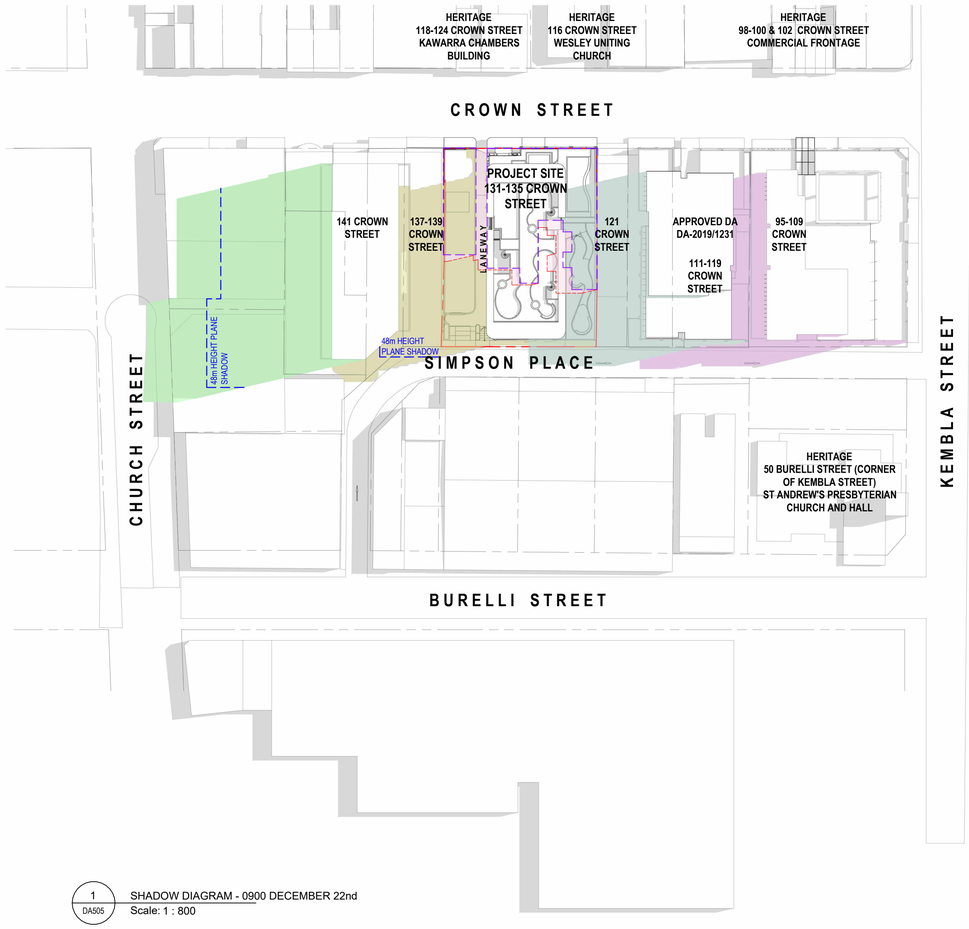
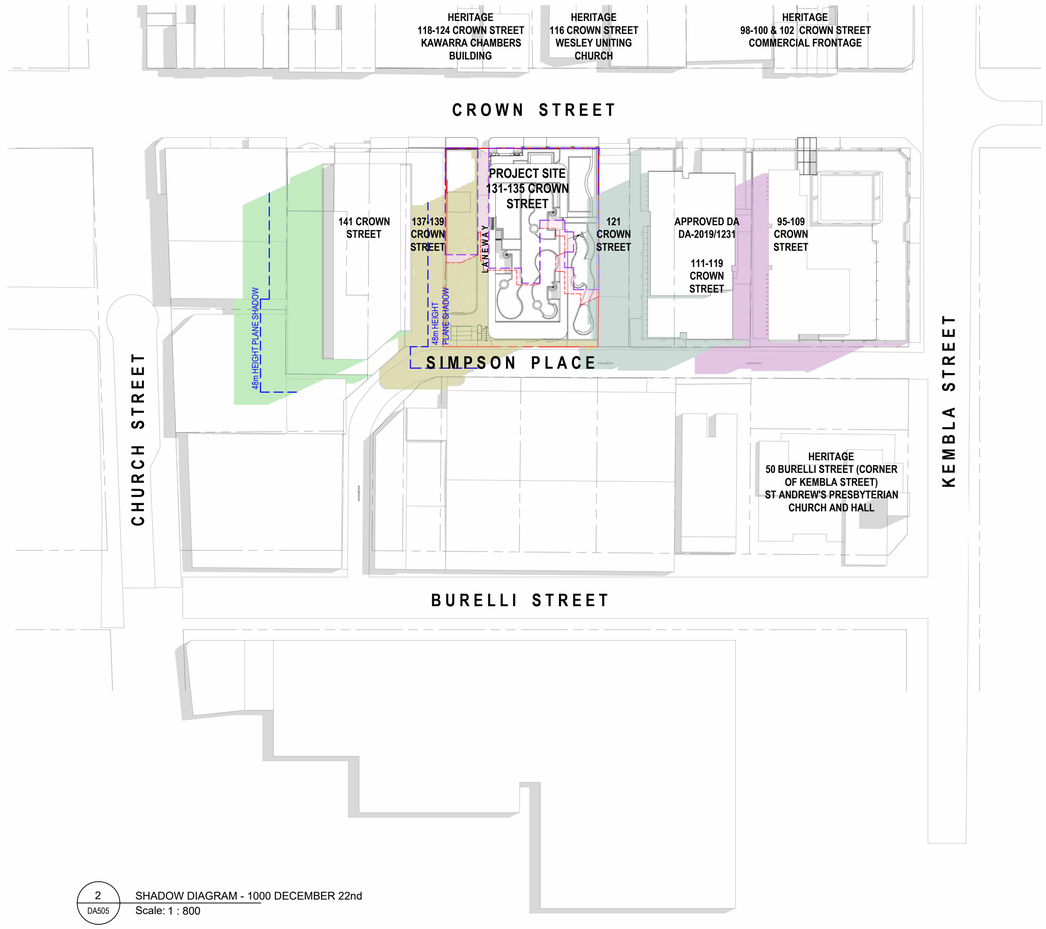


1 DA505 SHADOW DIAGRAM - 0900 DECEMBER 22nd
Scale: 1 : 800



2 DA505 SHADOW DIAGRAM - 1000 DECEMBER 22nd
Scale: 1 : 800

3 DA505 SHADOW DIAGRAM - 1100 DECEMBER 22nd
Scale: 1 : 800

4 DA505 SHADOW DIAGRAM - 1200 DECEMBER 22nd
Scale: 1 : 800

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SHADOW DIAGRAM LEGEND

- EXISTING NEIGHBOUR SHADOWS
- SHADOW CAST BY PROPOSAL (WITH 30% BONUS - 62.4m HEIGHT PLANE)
- EXISTING SHADOW CAST BY 95-109 CROWN STREET
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- OUTLINE OF EXISTING 2-STOREY HERITAGE BUILDING ON SITE
- OUTLINE OF SHADOW CAST BY EXISTING 2-STOREY HERITAGE BUILDING ON SITE
- OUTLINE OF SHADOW CAST (WITHOUT BONUS - 48m HEIGHT PLANE)

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

SHADOW DIAGRAM 5 - SUMMER SOLSTICE

SCALE	PROJECT NO.	DRAWN
As indicated @A1, 50%@A3	DRAWING NO. 202221 DA505	MV/JL
STATUS DEVELOPMENT APPLICATION		REV A

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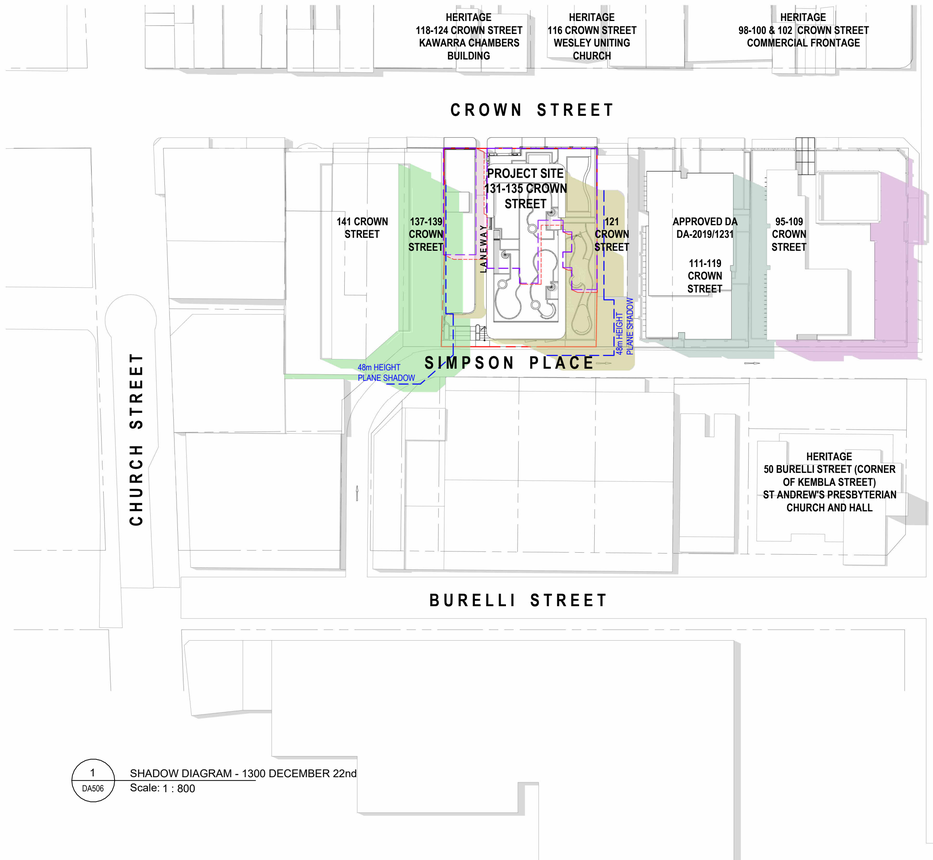
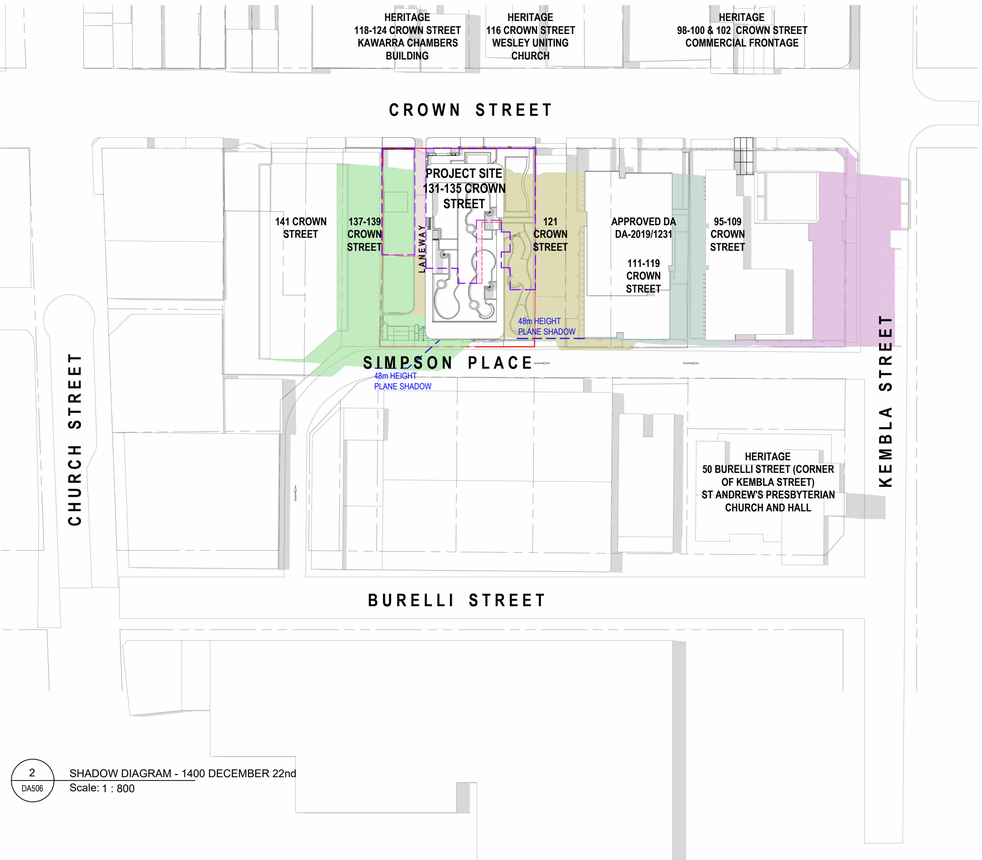
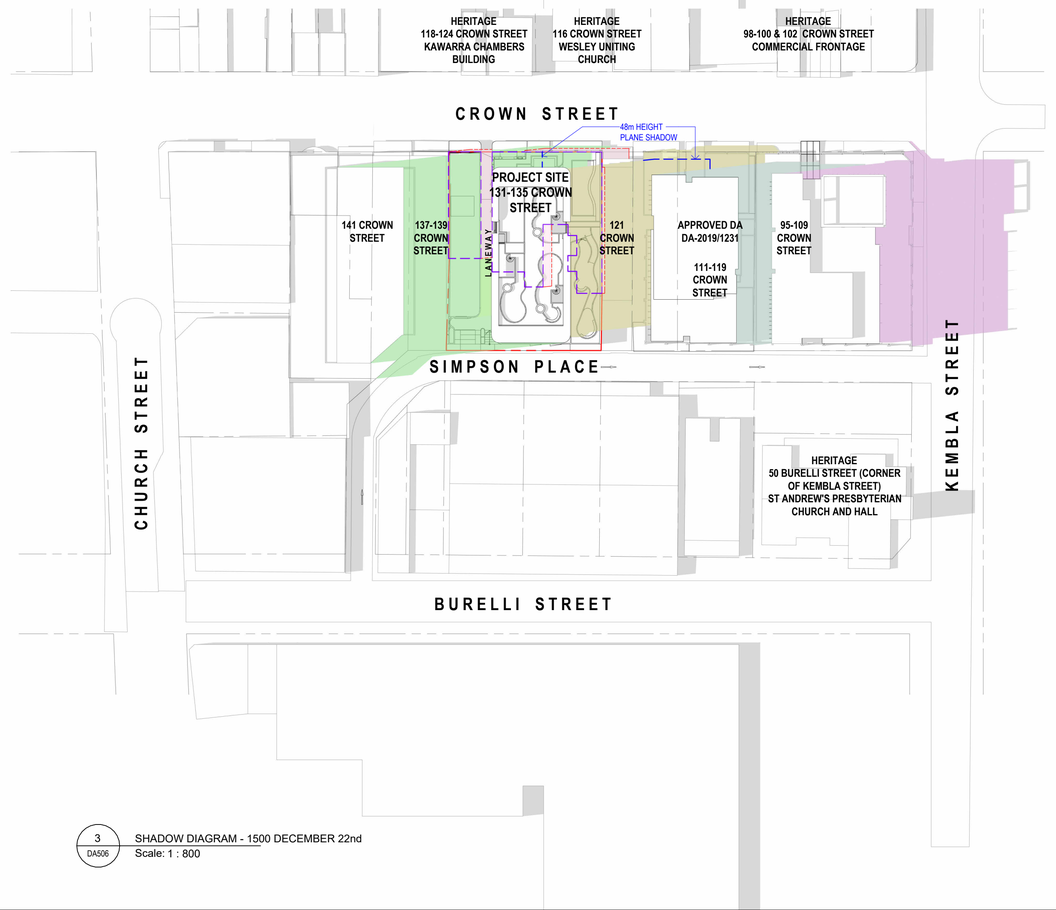


1 DA506 SHADOW DIAGRAM - 1300 DECEMBER 22nd
Scale: 1 : 800



2 DA506 SHADOW DIAGRAM - 1400 DECEMBER 22nd
Scale: 1 : 800



3 DA506 SHADOW DIAGRAM - 1500 DECEMBER 22nd
Scale: 1 : 800

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SHADOW DIAGRAM LEGEND

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- EXISTING SHADOW CAST BY 95-109 CROWN STREET
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- SHADOW CAST BY POTENTIAL DEVELOPMENT AT 137-147 CROWN STREET
- OUTLINE OF EXISTING 2-STOREY HERITAGE BUILDING ON SITE
- OUTLINE OF SHADOW CAST BY EXISTING 2-STOREY HERITAGE BUILDING ON SITE
- OUTLINE OF SHADOW CAST (WITHOUT BONUS - 48m HEIGHT PLANE)

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

SHADOW DIAGRAM 6 - SUMMER SOLSTICE

SCALE	PROJECT NO.	DRAWN
As indicated @A1, 50%@A3	DRAWING NO. 202221 DA506	MV/JL
STATUS DEVELOPMENT APPLICATION		REV A

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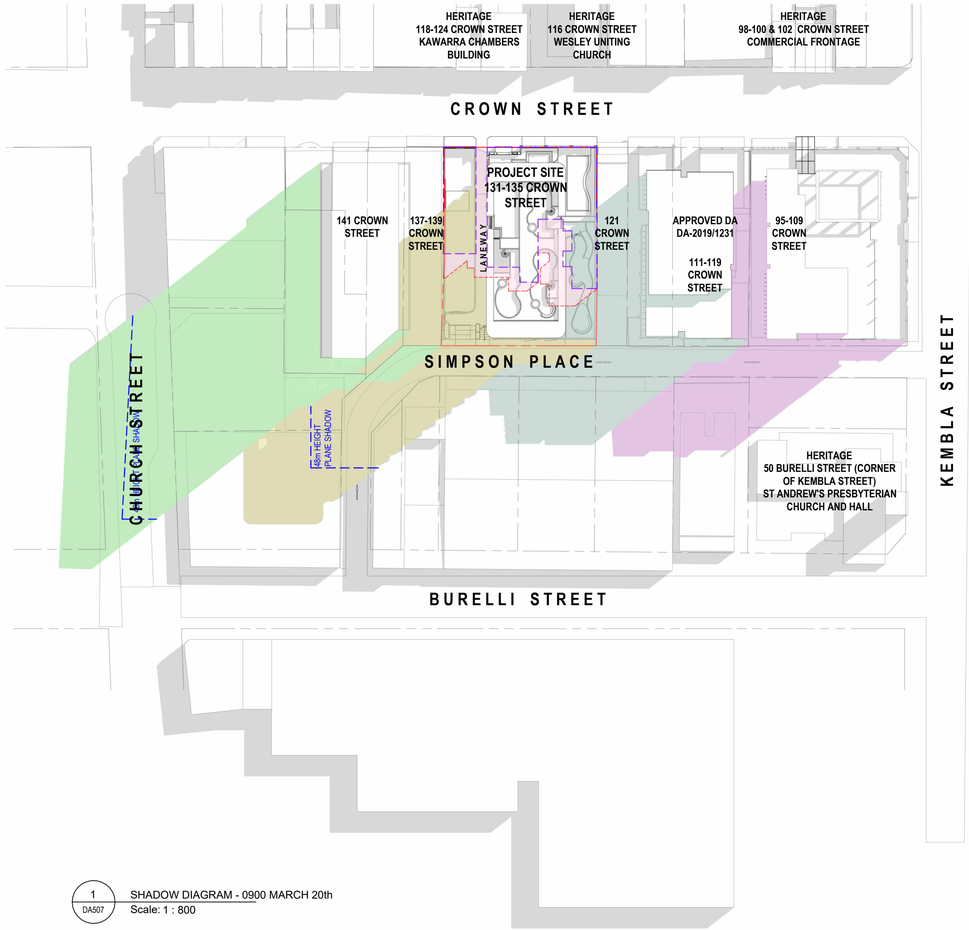
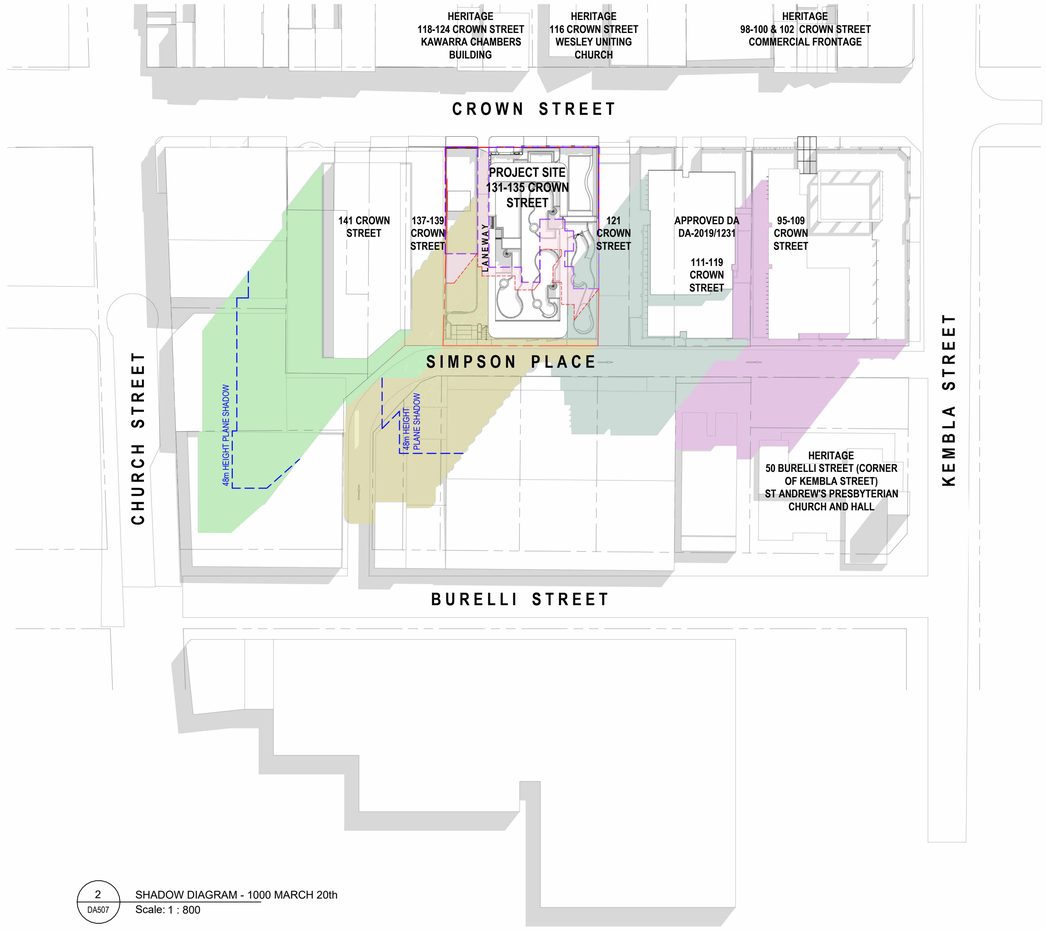


1 DA507 SHADOW DIAGRAM - 0900 MARCH 20th
Scale: 1 : 800



2 DA507 SHADOW DIAGRAM - 1000 MARCH 20th
Scale: 1 : 800

3 DA507 SHADOW DIAGRAM - 1100 MARCH 20th
Scale: 1 : 800

4 DA507 SHADOW DIAGRAM - 1200 MARCH 20th
Scale: 1 : 800

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SHADOW DIAGRAM LEGEND

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- - SHADOW CAST BY PROPOSAL (WITH 30% BONUS - 62.4m HEIGHT PLANE)
- - EXISTING SHADOW CAST BY 95-109 CROWN STREET
- - SHADOW CAST BY APPROVED DA-2019/1231 111-119 CROWN STREET
- - SHADOW CAST BY POTENTIAL DEVELOPMENT AT 137-147 CROWN STREET
- - OUTLINE OF EXISTING 2-STOREY HERITAGE BUILDING ON SITE
- - OUTLINE OF SHADOW CAST BY EXISTING 2-STOREY HERITAGE BUILDING ON SITE
- - OUTLINE OF SHADOW CAST (WITHOUT BONUS - 48m HEIGHT PLANE)

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

SHADOW DIAGRAM 7 - AUTUMN EQUINOX

SCALE	PROJECT NO.	DRAWN
As indicated @A1, 50%@A3	DRAWING NO. 202221	MV/JL
STATUS DEVELOPMENT APPLICATION	DA507	REV A

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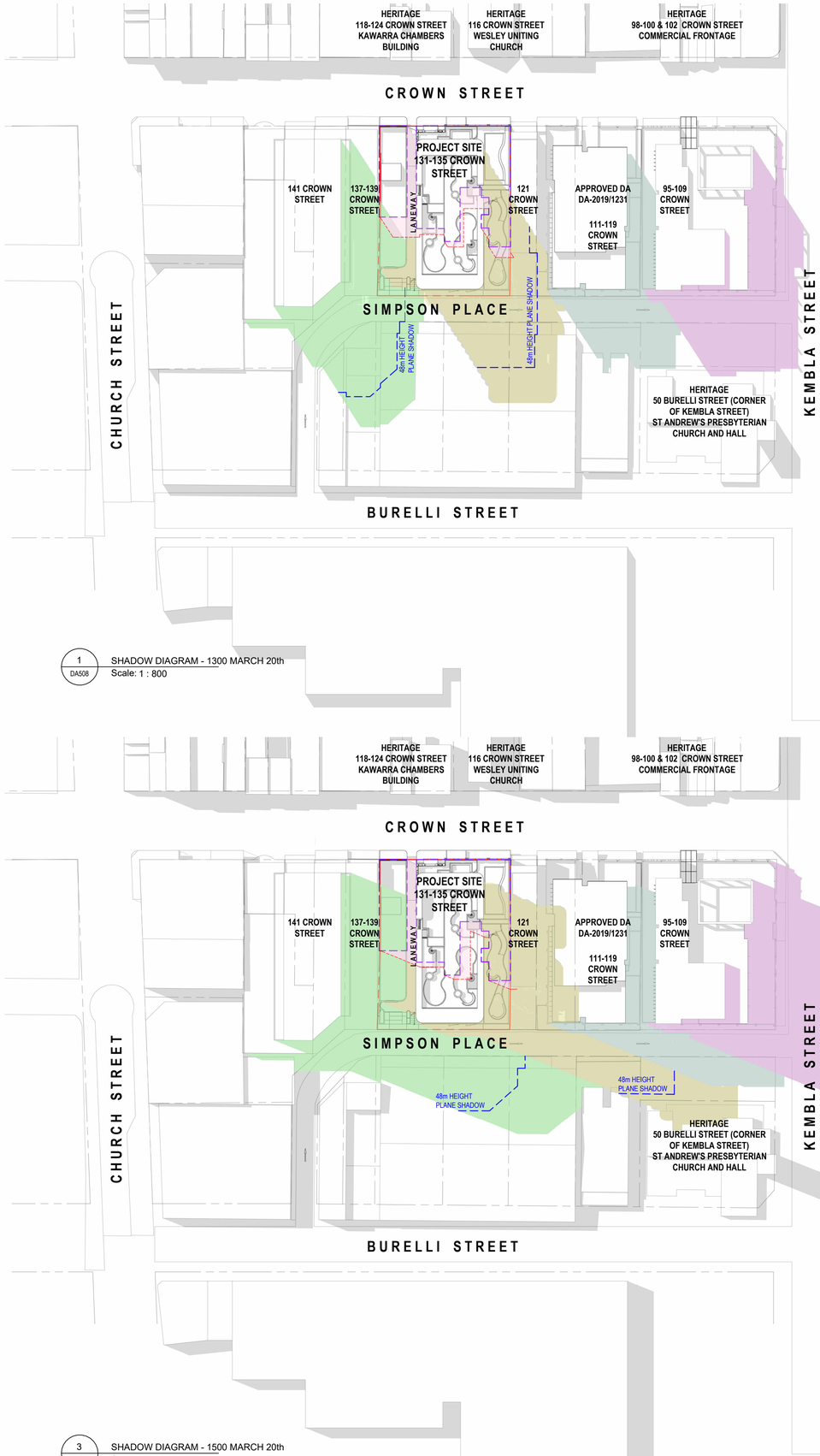
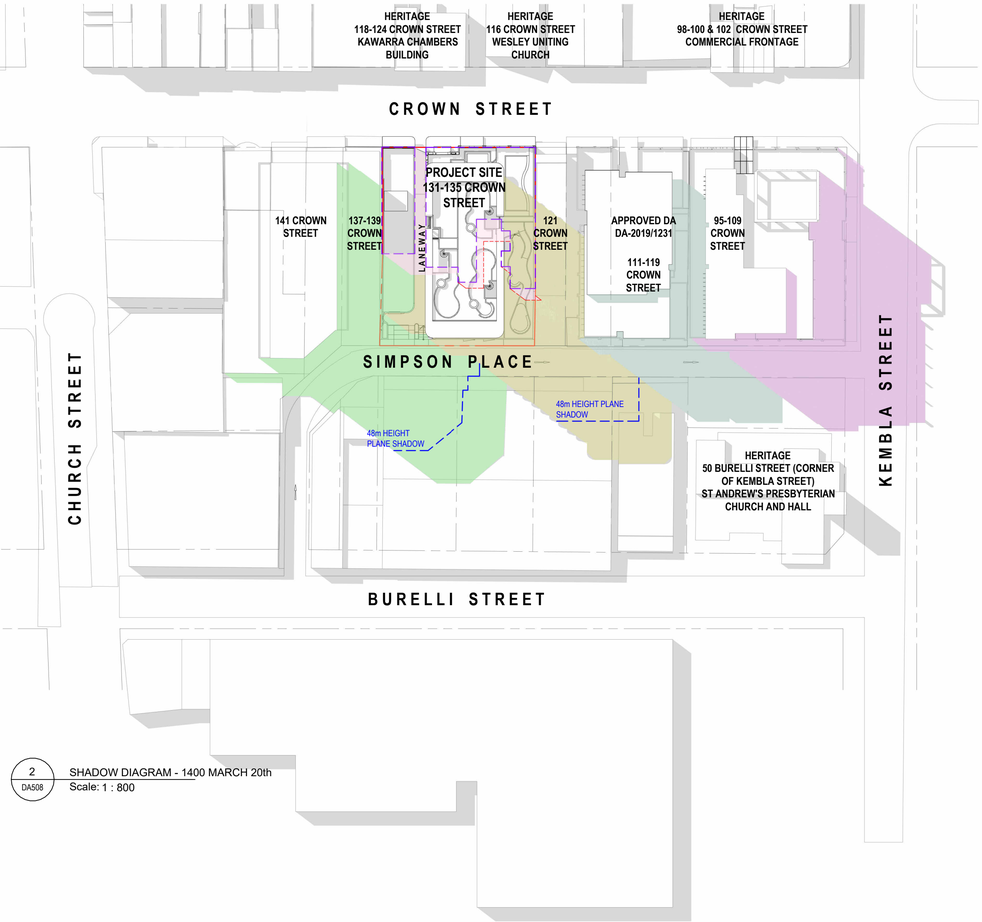
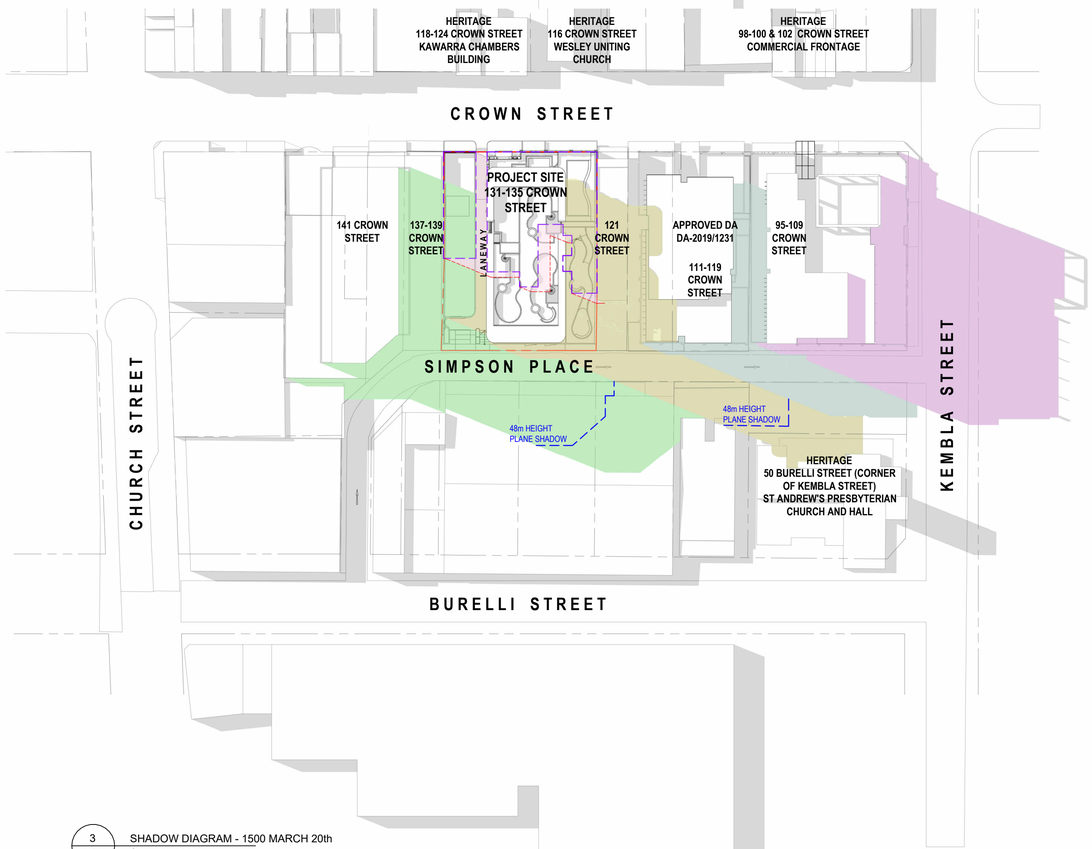


1 DA508 SHADOW DIAGRAM - 1300 MARCH 20th
Scale: 1 : 800



2 DA508 SHADOW DIAGRAM - 1400 MARCH 20th
Scale: 1 : 800



3 DA508 SHADOW DIAGRAM - 1500 MARCH 20th
Scale: 1 : 800

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R	WARDROBE
E	ENTRY
EN	ENSUITE
BY	BALCONY
K	KITCHEN
P	PANTRY
F	FRIDGE

SHADOW DIAGRAM LEGEND

- EXISTING NEIGHBOUR SHADOWS
- SHADOW CAST BY PROPOSAL (WITH 30% BONUS - 62.4m HEIGHT PLANE)
- EXISTING SHADOW CAST BY 95-109 CROWN STREET
- SHADOW CAST BY APPROVED DA-2019/1231 111-119 CROWN STREET
- SHADOW CAST BY POTENTIAL DEVELOPMENT AT 137-147 CROWN STREET
- OUTLINE OF EXISTING 2-STOREY HERITAGE BUILDING ON SITE
- OUTLINE OF SHADOW CAST BY EXISTING 2-STOREY HERITAGE BUILDING ON SITE
- OUTLINE OF SHADOW CAST (WITHOUT BONUS - 48m HEIGHT PLANE)

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

SHADOW DIAGRAM 8 - AUTUMN EQUINOX

SCALE	PROJECT NO.	DRAWN	
As indicated @A1, 50%@A3	DRAWING NO. 202221	MV/JL	
STATUS DEVELOPMENT APPLICATION	DA508	REV A	

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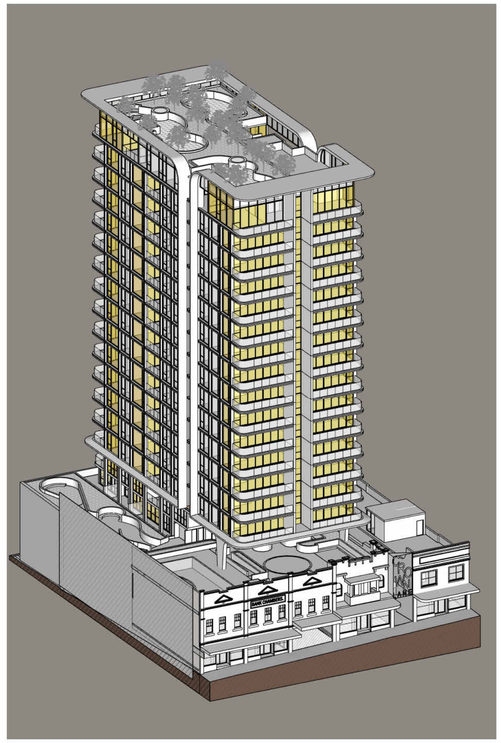

1 DA521 NORTHWEST_OPT 4B_9am
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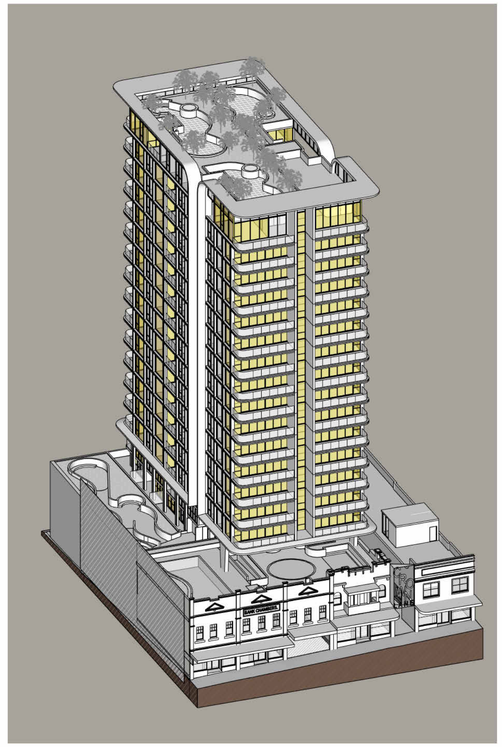

2 DA521 NORTHWEST_OPT 4B_10am
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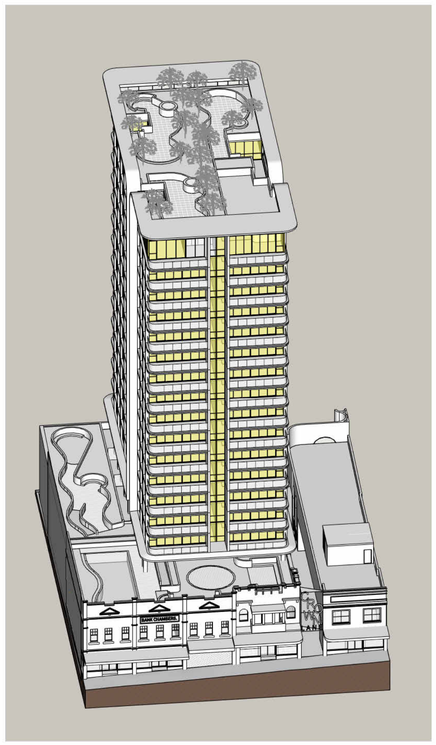
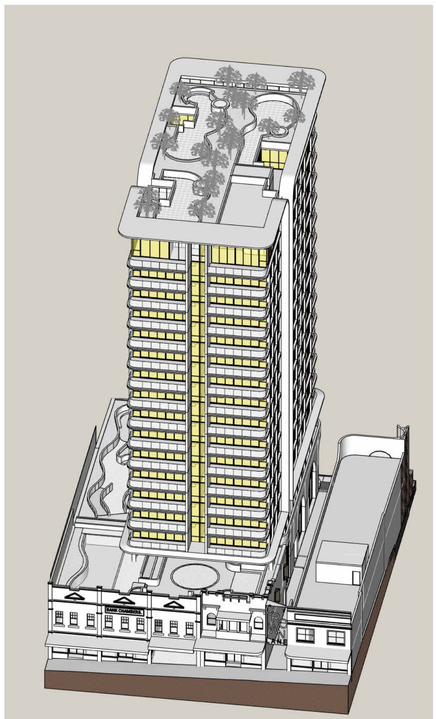


3 DA521 NORTHWEST_OPT 4B_11am
Scale:



4 DA521 NORTHWEST_OPT 4B_12pm
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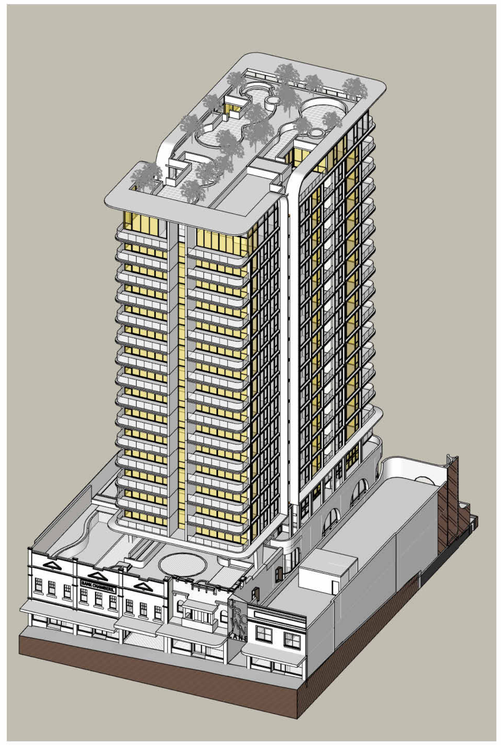

5 DA521 NORTHWEST_OPT 4B_1pm
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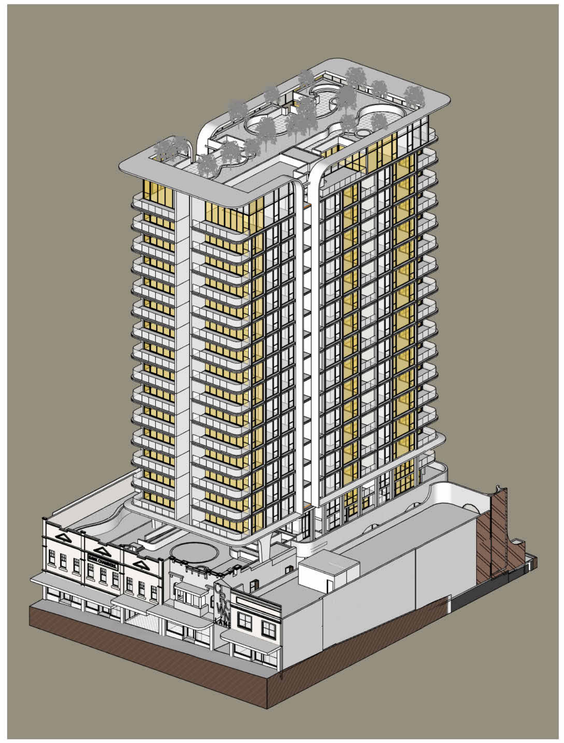

6 DA521 NORTHWEST_OPT 4B_2pm
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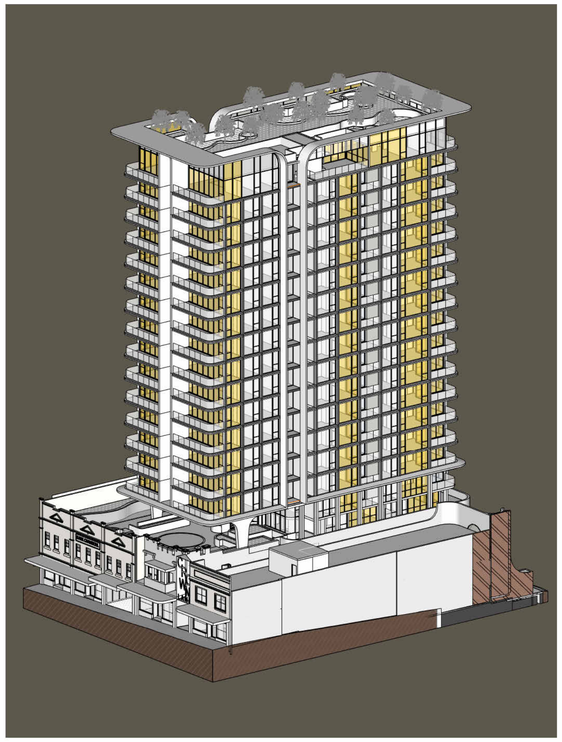

7 DA521 NORTHWEST_OPT 4B_3pm
Scale:

SOLAR ACCESS

LIVING ROOM WINDOWS HIGHLIGHTED IN YELLOW

TOTAL SOLAR TO LIVING WITH MIN 2 HOURS
89 UNITS (92%)

TOTAL SOLAR TO BALCONY WITH MIN 2 HOURS
97 UNITS (100%)

TOTAL CROSS VENTILATION
64 UNITS (66%)

NOTE:
MINIMUM REQUIREMENT UNDER APARTMENT DESIGN GUIDE (ADG)
- SOLAR TO LIVING 70% OF TOTAL APARTMENTS
- SOLAR TO BALCONY 70% OF TOTAL APARTMENTS
- CROSS VENTILATION TO 60% OF TOTAL APARTMENTS

MGA Sydney
2012
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ABBREVIATION

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D	DINING
B1, 2, 3	BEDROOM 1, 2, 3
R	WARDROBE
E	ENTRY
EN	ENSUITE
BY	BALCONY
K	KITCHEN
P	PANTRY
F	FRIDGE

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE
131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE
SUN DIAGRAM

SCALE	PROJECT NO.	DRAWN
@A1, 50%@A3	DRAWING NO. 202221	MV/JL
STATUS DEVELOPMENT APPLICATION	DA521	REV A

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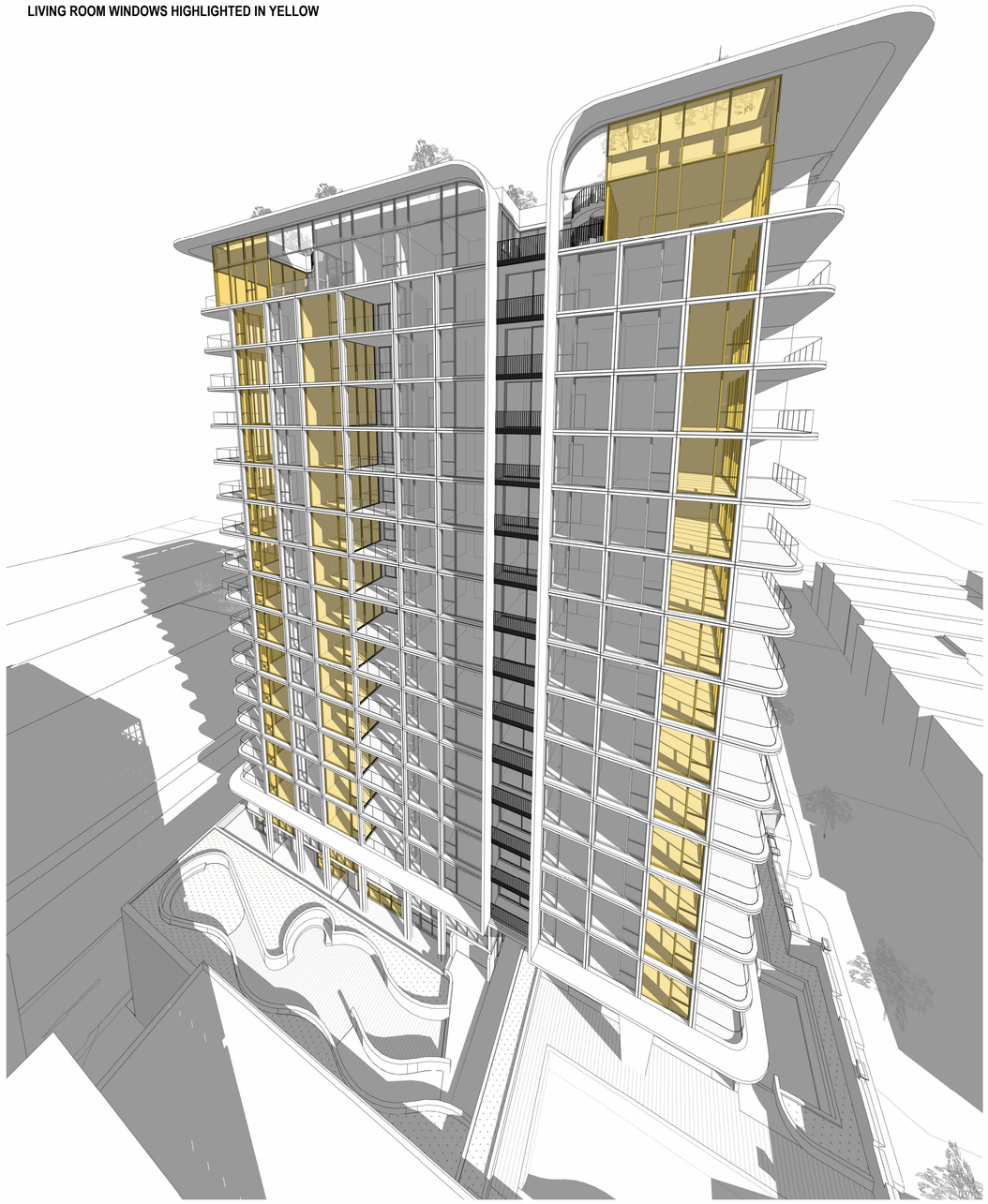
LIVING ROOM WINDOWS HIGHLIGHTED IN YELLOW

1 DA525 Shadow East_0900_Aerial from Crown Street
Scale:

LIVING ROOM WINDOWS HIGHLIGHTED IN YELLOW



2 DA525 Shadow East_1000_Aerial from Crown Street
Scale:

SOLAR ACCESS SUMMARY

SOLAR ACCESS TO LIVING ROOMS THAT ACHIEVE MIN 2 HOURS
= 89 out of 97 UNITS
= 92% SOLAR ACCESS TO LIVING

NOTE:
MINIMUM REQUIREMENT UNDER APARTMENT DESIGN GUIDE (ADG)
- SOLAR TO LIVING 70% OF TOTAL APARTMENTS
- SOLAR TO BALCONY 70% OF TOTAL APARTMENTS
- CROSS VENTILATION TO 60% OF TOTAL APARTMENTS

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Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE
131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE
SOLAR ACCESS AERIALS 1

SCALE **@A1, 50%@A3**	PROJECT NO. DRAWING **202221**	DRAWN **MV/JL**	
STATUS **DEVELOPMENT APPLICATION**	NO. **DA525**	REV **A**	

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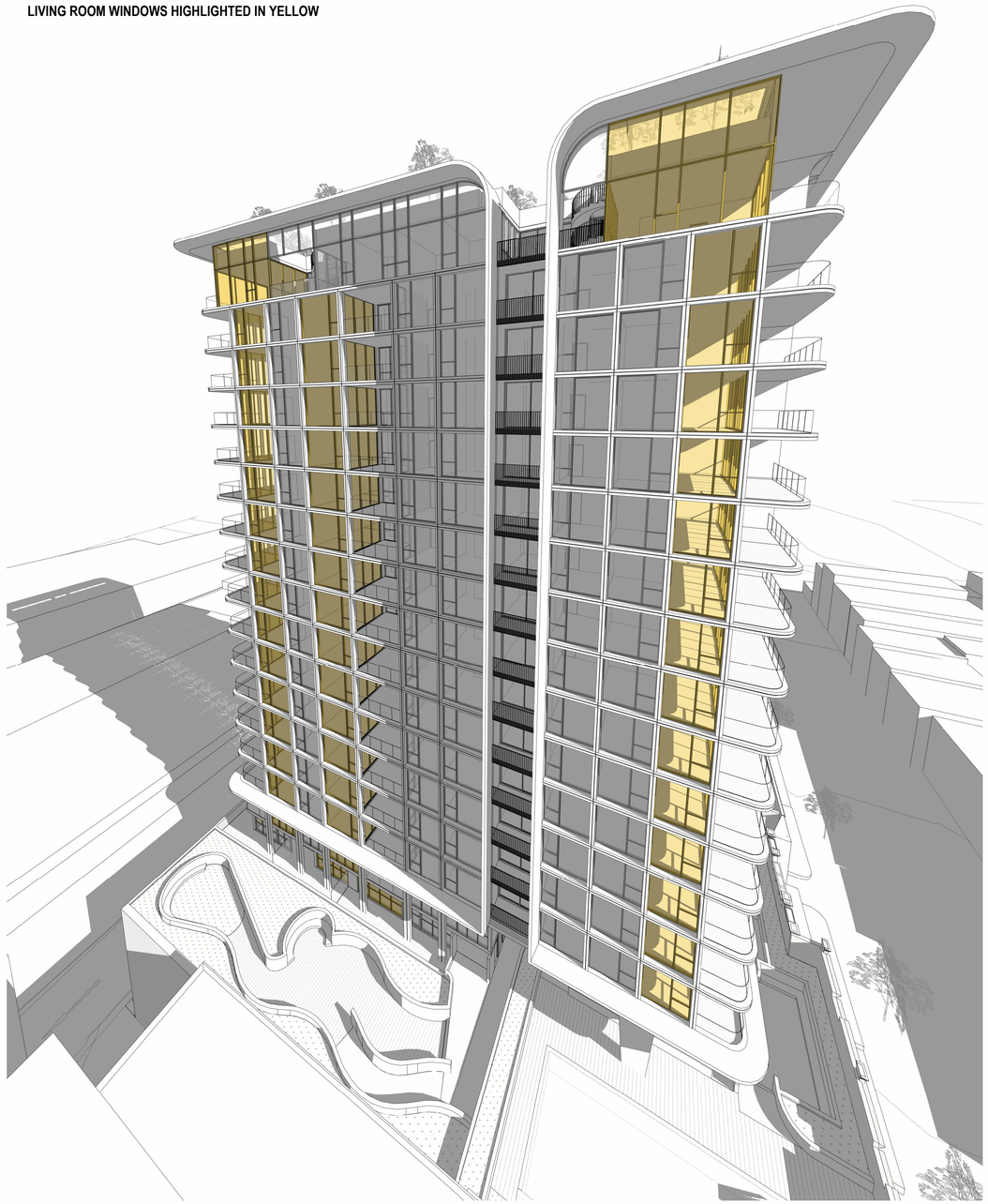
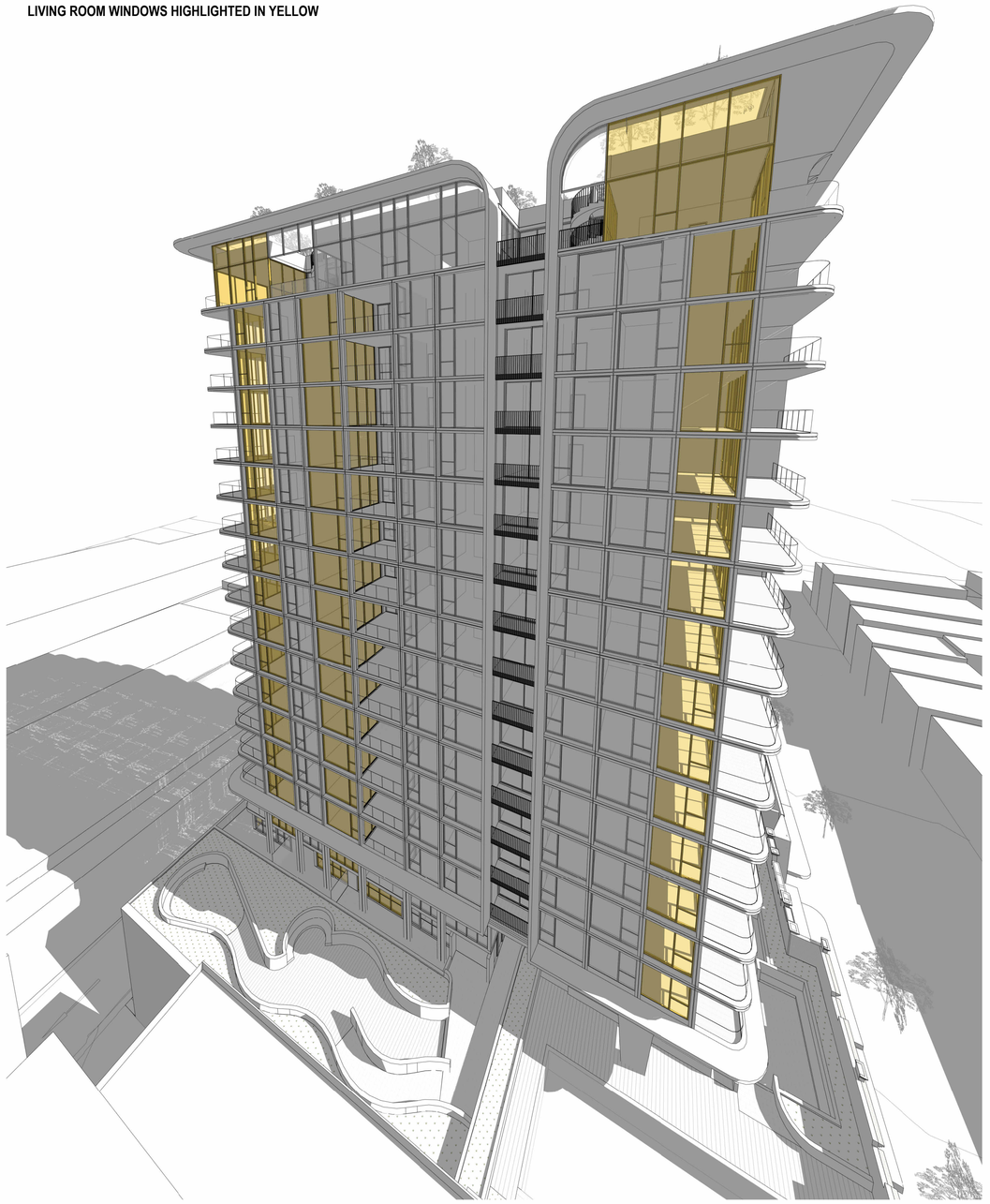
LIVING ROOM WINDOWS HIGHLIGHTED IN YELLOW



1 DA526 Shadow East_1100_Aerial from Crown Street
Scale:

LIVING ROOM WINDOWS HIGHLIGHTED IN YELLOW



2 DA526 Shadow East_1200_Aerial from Crown Street
Scale:

SOLAR ACCESS SUMMARY

SOLAR ACCESS TO LIVING ROOMS THAT ACHIEVE MIN 2 HOURS
= 89 out of 97 UNITS
= 92% SOLAR ACCESS TO LIVING

NOTE:
MINIMUM REQUIREMENT UNDER APARTMENT DESIGN GUIDE (ADG)
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Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE
131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE
SOLAR ACCESS AERIALS 2

SCALE	PROJECT NO.	DRAWN
@A1, 50%@A3	DRAWING 202221	MV/JL
STATUS DEVELOPMENT APPLICATION	NO. DA526	REV A

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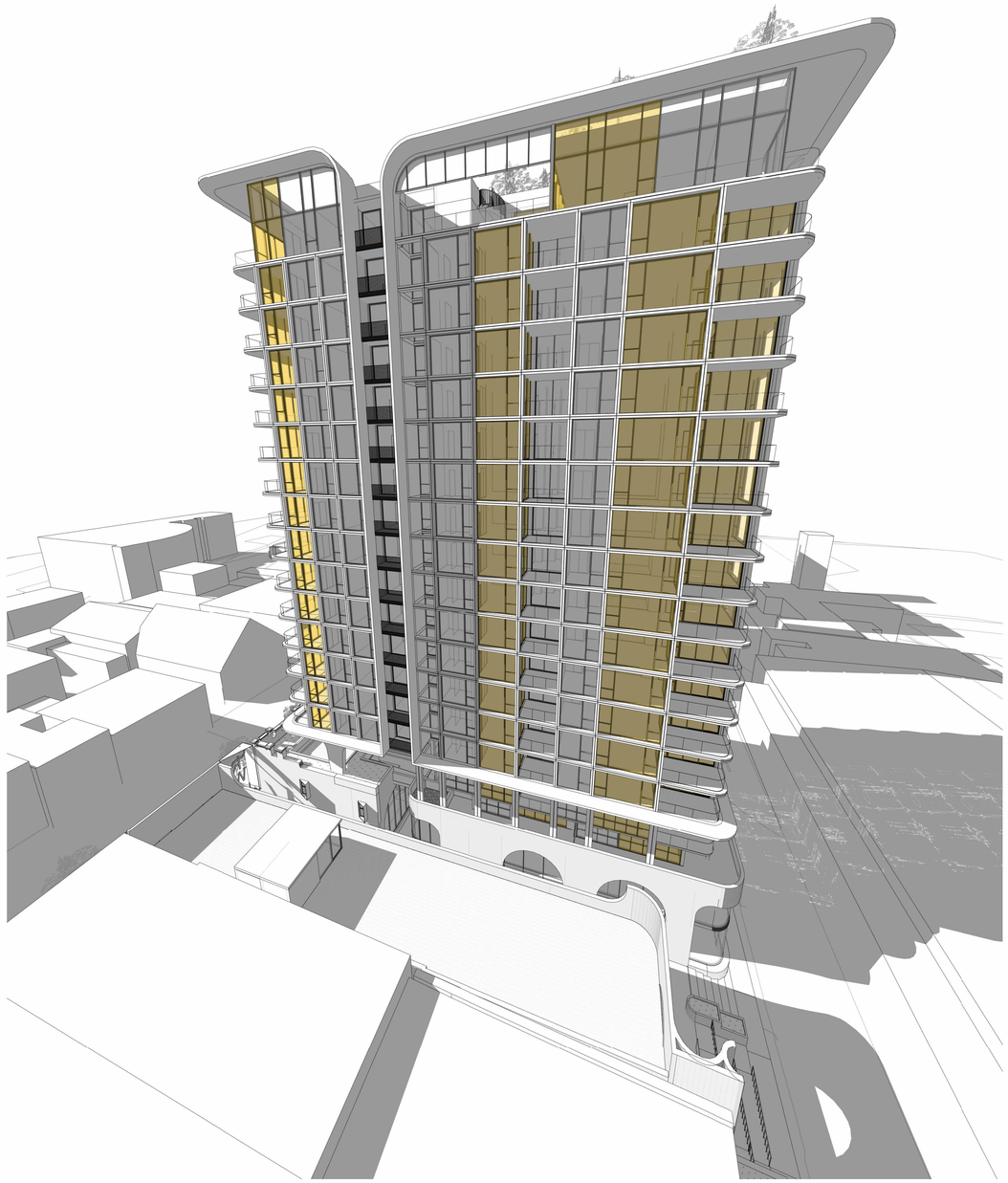
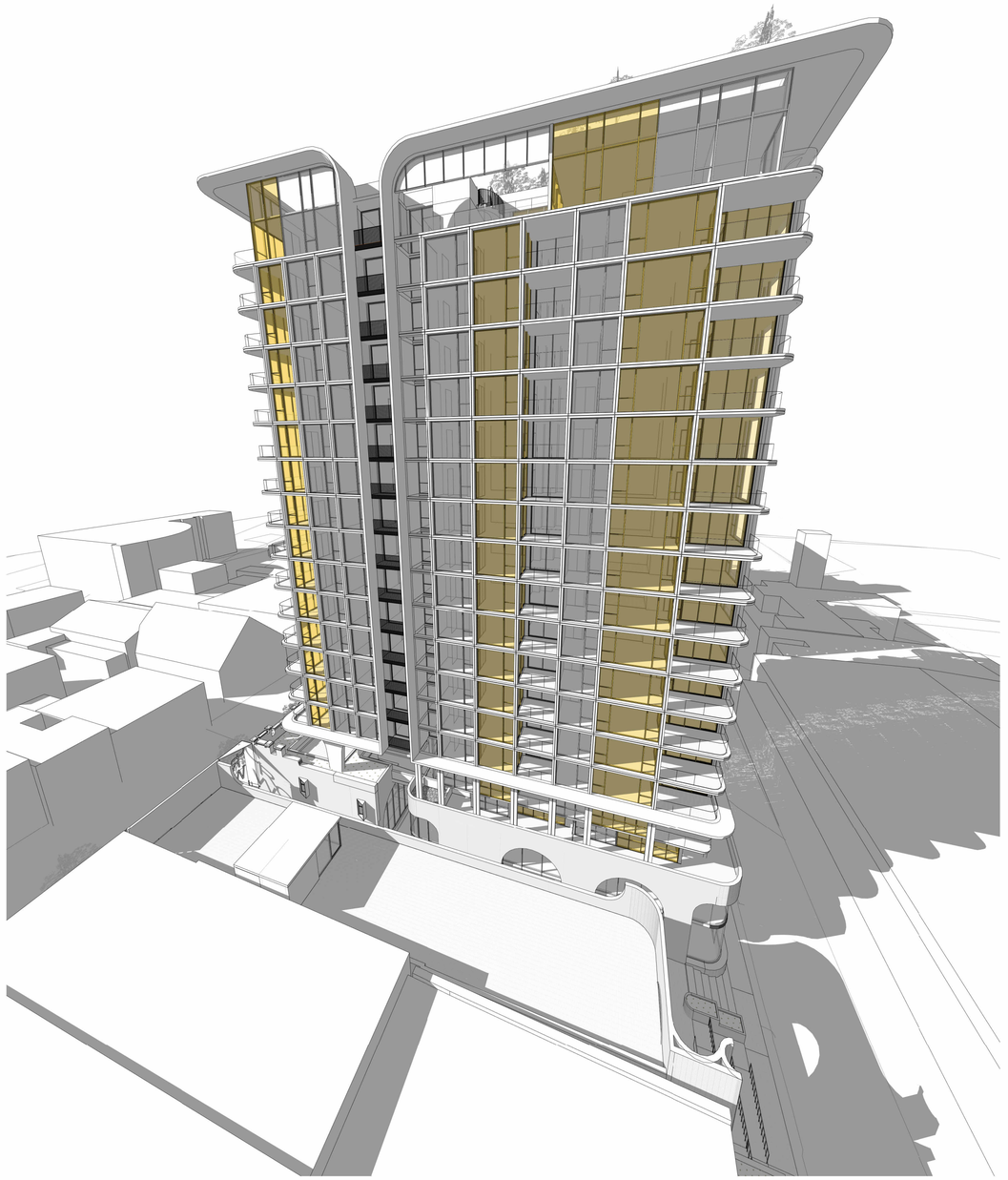
LIVING ROOM WINDOWS HIGHLIGHTED IN YELLOW



1 DA527 Shadow West_1200_Aerial from Simpson Place
Scale:

LIVING ROOM WINDOWS HIGHLIGHTED IN YELLOW



2 DA527 Shadow West_1300_Aerial from Simpson Place
Scale:

SOLAR ACCESS SUMMARY

SOLAR ACCESS TO LIVING ROOMS THAT ACHIEVE MIN 2 HOURS
= 89 out of 97 UNITS
= 92% SOLAR ACCESS TO LIVING

NOTE:
MINIMUM REQUIREMENT UNDER APARTMENT DESIGN GUIDE (ADG)
- SOLAR TO LIVING 70% OF TOTAL APARTMENTS
- SOLAR TO BALCONY 70% OF TOTAL APARTMENTS
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Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE
131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE
SOLAR ACCESS AERIALS 3

SCALE	PROJECT NO.	DRAWN	
@A1, 50%@A3	DRAWING 202221	MV/JL	
STATUS DEVELOPMENT APPLICATION	NO. DA527	REV A	

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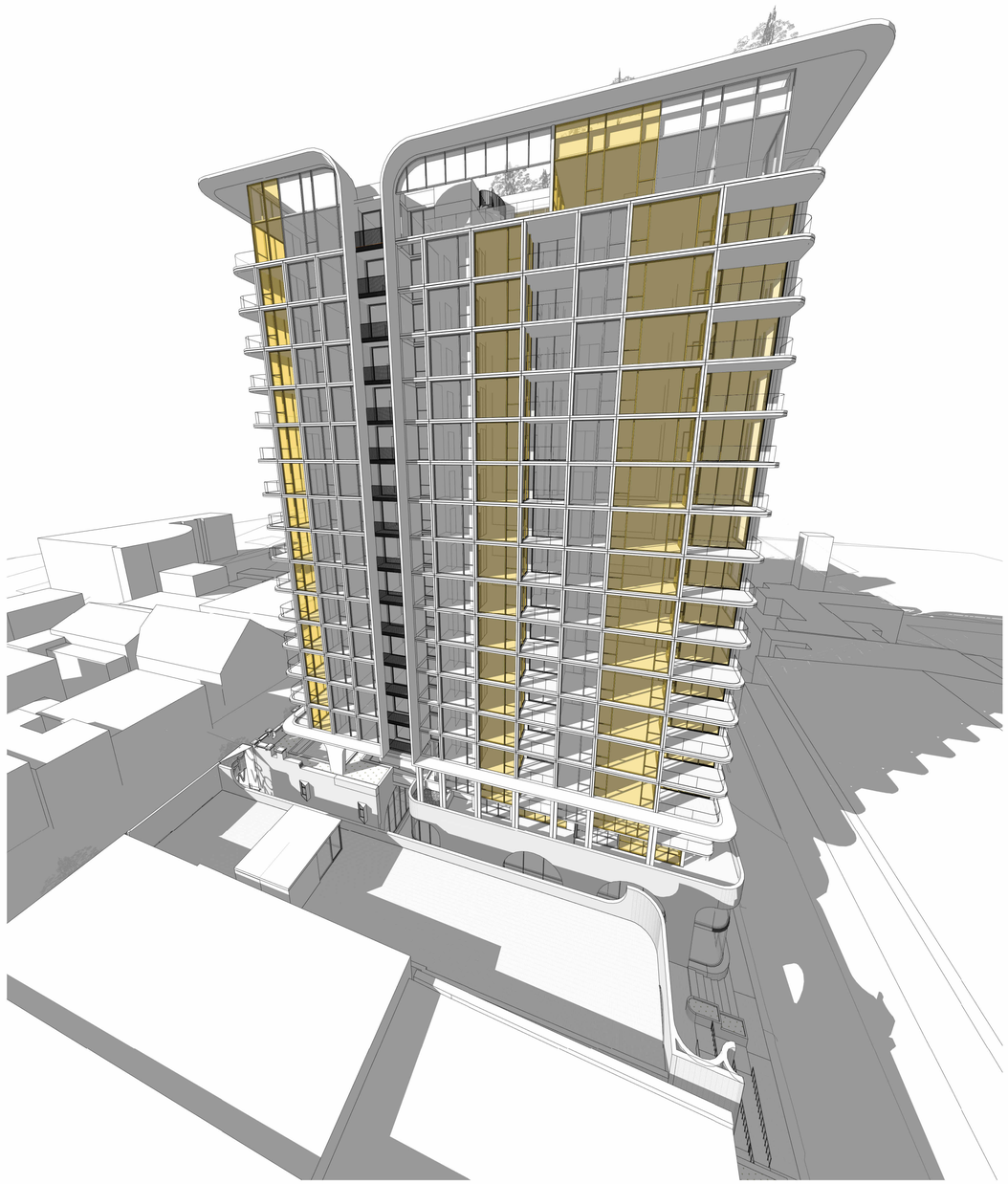
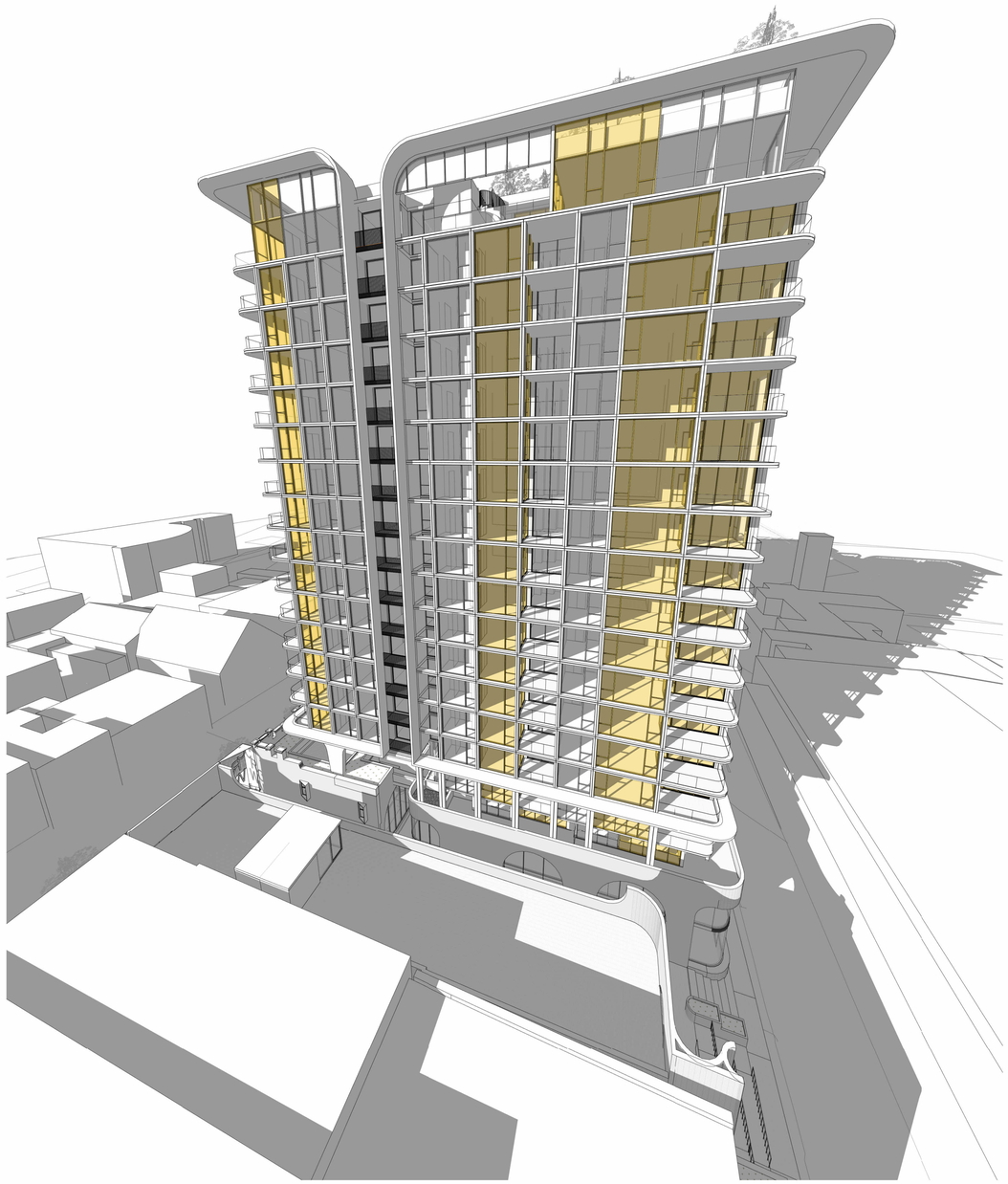
ABN 84 116 791 229

LIVING ROOM WINDOWS HIGHLIGHTED IN YELLOW



1 DA528 Shadow West_1400_Aerial from Simpson Place
Scale:

LIVING ROOM WINDOWS HIGHLIGHTED IN YELLOW



2 DA528 Shadow West_1500_Aerial from Simpson Place
Scale:

SOLAR ACCESS SUMMARY

SOLAR ACCESS TO LIVING ROOMS THAT ACHIEVE MIN 2 HOURS
= 89 out of 97 UNITS
= 92% SOLAR ACCESS TO LIVING

NOTE:
MINIMUM REQUIREMENT UNDER APARTMENT DESIGN GUIDE (ADG)
- SOLAR TO LIVING 70% OF TOTAL APARTMENTS
- SOLAR TO BALCONY 70% OF TOTAL APARTMENTS
- CROSS VENTILATION TO 60% OF TOTAL APARTMENTS

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Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE
131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE
SOLAR ACCESS AERIALS 4

SCALE	PROJECT NO.	DRAWN	
@A1, 50%@A3	DRAWING 202221	MV/JL	
STATUS DEVELOPMENT APPLICATION	NO. DA528	REV A	

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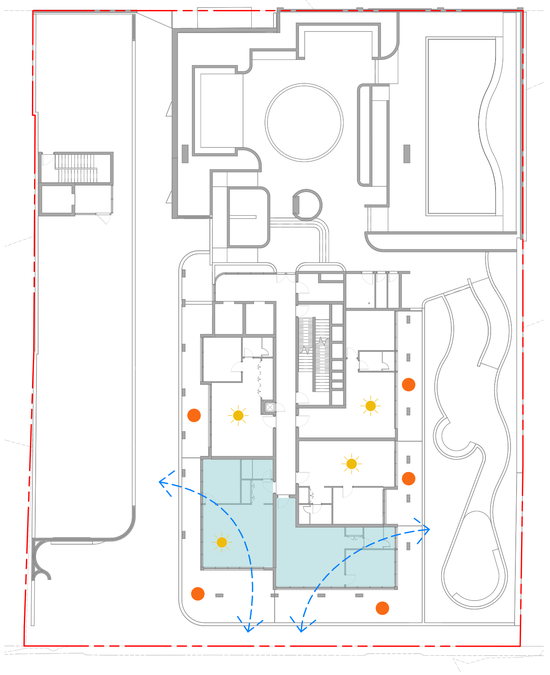
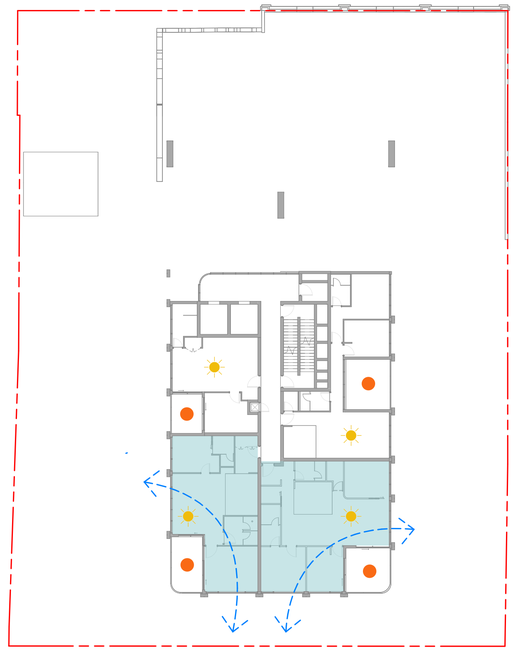
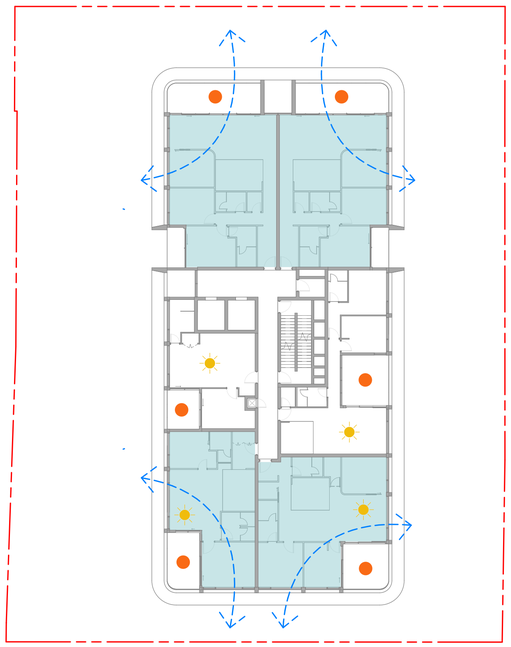


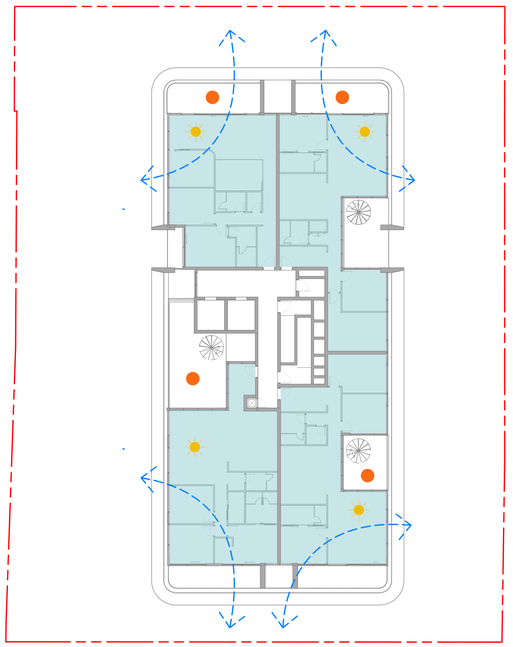
1 DA601 AMENITY DIAGRAM - LEVEL 2
Scale: 1 : 250



2 DA601 AMENITY DIAGRAM - LEVEL 3
Scale: 1 : 250



3 DA601 AMENITY DIAGRAM - LEVEL 4-17
Scale: 1 : 250



4 DA601 AMENITY DIAGRAM - LEVEL 18
Scale: 1 : 250

SOLAR & AMENITIES / VENTILATION ANALYSIS DIAGRAMS

LEVEL 2	5 APARTMENTS
LEVEL 3	4 APARTMENTS
LEVEL 4-17	84 APARTMENTS
LEVEL 18	4 APARTMENTS
TOTAL	**73 UNITS**

TOTAL SOLAR TO LIVING WITH MIN 2 HOURS
89 UNITS (92%)

TOTAL SOLAR TO BALCONY WITH MIN 2 HOURS
97 UNITS (100%)

TOTAL CROSS VENTILATION
64 UNITS (66%)

NOTE:
MINIMUM REQUIREMENT UNDER APARTMENT DESIGN GUIDE (ADG)
- SOLAR TO LIVING 70% OF TOTAL APARTMENTS
- SOLAR TO BALCONY 70% OF TOTAL APARTMENTS
- CROSS VENTILATION TO 60% OF TOTAL APARTMENTS

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F	FRIDGE

LEGEND

SOLAR TO LIVING AREA
Minimum 2 Hours 9am-3pm on June 21st

SOLAR TO BALCONY AREA
Minimum 2 Hours 9am-3pm on June 21st

CROSS VENTILATION

CROSS VENTILATION
Complying Units

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

AMENITY DIAGRAM - NATURAL DAYLIGHT & VENTILATION

SCALE	PROJECT NO.	DRAWN
1 : 250 @A1, 50%@A3	DRAWING NO. **202221**	**MV/JL**
STATUS **DEVELOPMENT APPLICATION**	**DA601**	REV **A**

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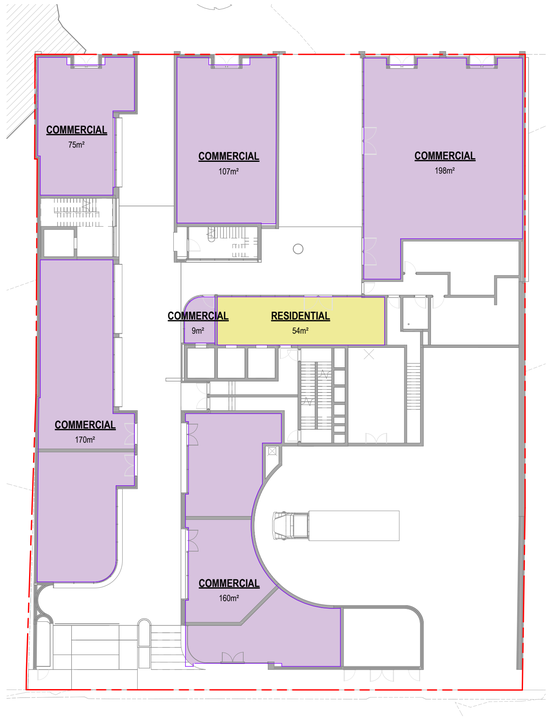
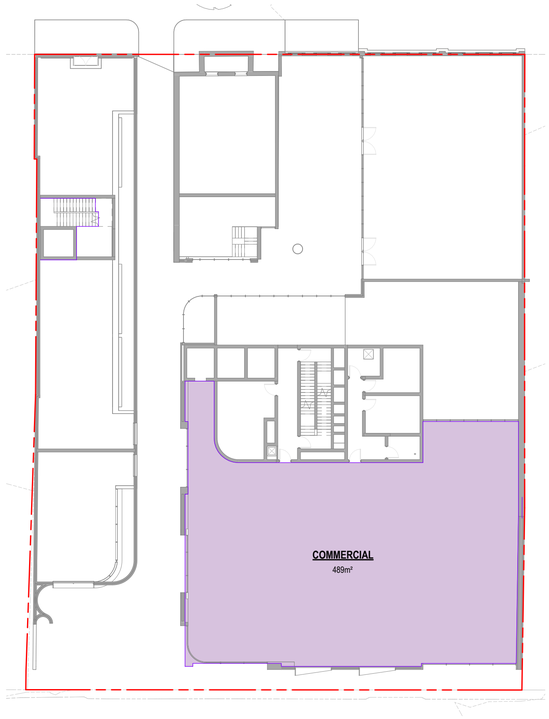


1 DA611 GROUND LEVEL GFA
Scale: 1 : 250



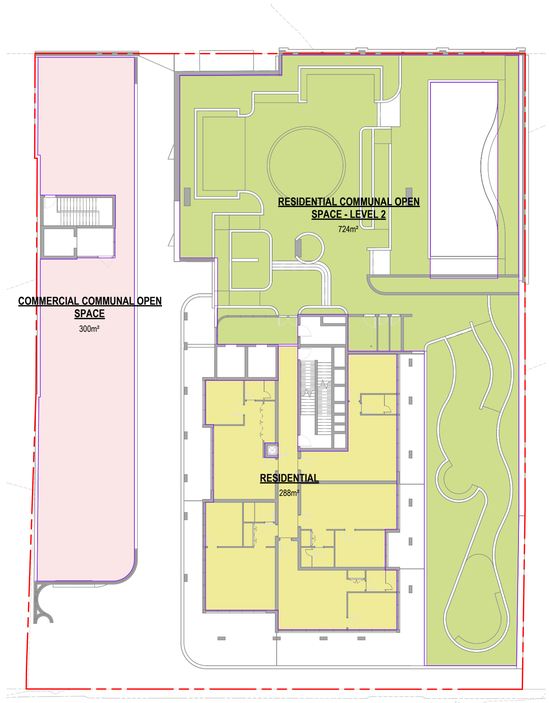
2 DA611 LEVEL 1 GFA
Scale: 1 : 250

AREA SCHEDULE - RESIDENTIAL GFA		
NAME	LEVEL	AREA
RESIDENTIAL	GROUND	54 m²
RESIDENTIAL	LEVEL 2	288 m²
RESIDENTIAL	LEVEL 3	347 m²
RESIDENTIAL	LEVEL 4	561 m²
RESIDENTIAL	LEVEL 5	561 m²
RESIDENTIAL	LEVEL 6	561 m²
RESIDENTIAL	LEVEL 7	561 m²
RESIDENTIAL	LEVEL 8	561 m²
RESIDENTIAL	LEVEL 9	561 m²
RESIDENTIAL	LEVEL 10	561 m²
RESIDENTIAL	LEVEL 11	561 m²
RESIDENTIAL	LEVEL 12	561 m²
RESIDENTIAL	LEVEL 13	561 m²
RESIDENTIAL	LEVEL 14	561 m²
RESIDENTIAL	LEVEL 15	561 m²
RESIDENTIAL	LEVEL 16	561 m²
RESIDENTIAL	LEVEL 17	561 m²
RESIDENTIAL	LEVEL 18	502 m²
TOTAL RESIDENTIAL GFA		9045 m²

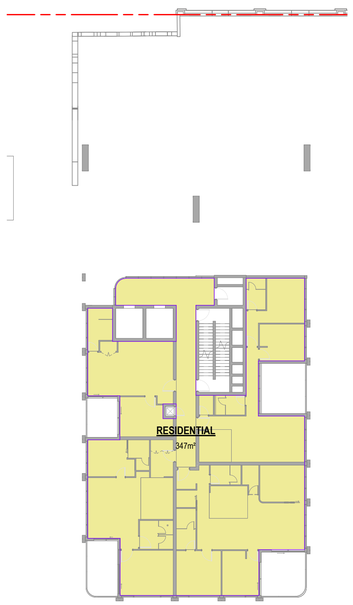
AREA SCHEDULE - COMMERCIAL GFA		
NAME	LEVEL	AREA
COMMERCIAL	GROUND	170 m²
COMMERCIAL	GROUND	198 m²
COMMERCIAL	GROUND	160 m²
COMMERCIAL	GROUND	107 m²
COMMERCIAL	GROUND	75 m²
COMMERCIAL	GROUND	9 m²
COMMERCIAL	LEVEL 1	489 m²
TOTAL COMMERCIAL GFA		1208 m²

AREA SCHEDULE - COMMECIAL & RESIDENTIAL COMMUNAL AREA		
NAME	LEVEL	AREA
RESIDENTIAL COMMUNAL OPEN SPACE - LEVEL 2	LEVEL 2	724 m²
COMMERCIAL COMMUNAL OPEN SPACE	LEVEL 2	300 m²
TOTAL COMMUNAL AREA		1025 m²

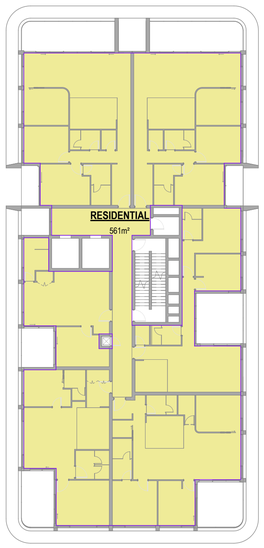
DEVELOPMENT SUMMARY	
SITE AREA	2,078 m²
FSR TOTAL	4.93 : 1
FSR COMMERCIAL	0.58 : 1
FSR RESIDENTIAL	4.35 : 1
GFA TOTAL	10,253 m²
GFA COMMERCIAL / RETAIL	1,208 m²
GFA RESIDENTIAL	9,045 m²
COMMUNAL OPEN SPACE (AS PER LANDSCAPE ARCHITECT'S DRAWINGS)	1,117 m² (53.75%) COMPLIANT WITH 25% REQUIREMENT
SOLAR ACCESS & CROSS VENTILIATION	TOTAL SOLAR TO LIVING WITH MIN 2 HOURS 89 UNITS (92%)
	TOTAL SOLAR TO BALCONY WITH MIN 2 HOURS 97 UNITS (100%)
	TOTAL CROSS VENTILATION 64 UNITS (66%)



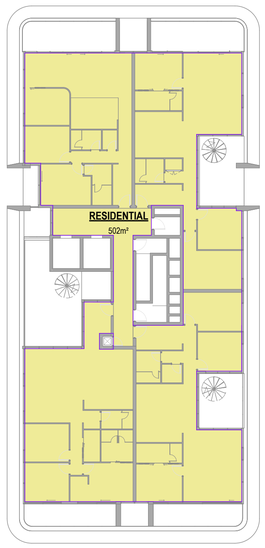
3 DA611 LEVEL 2 GFA
Scale: 1 : 250



4 DA611 LEVEL 3 GFA
Scale: 1 : 250



5 DA611 TYP. LEVEL 4-17 GFA
Scale: 1 : 250



6 DA611 LEVEL 18 GFA
Scale: 1 : 250

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2012
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ABBREVIATION

(A)	ADAPTABLE
L	LIVING
D	DINING
B1, 2, 3	BEDROOM 1, 2, 3
R	WARDROBE
E	ENTRY
EN	ENSUITE
BY	BALCONY
K	KITCHEN
P	PANTRY
F	FRIDGE

Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

AREA CALCULATIONS

SCALE	PROJECT NO.	DRAWN
1 : 250 @A1, 50%@A3	DRAWING NO. **202221**	**MV/JL**
STATUS **DEVELOPMENT APPLICATION**	**DA611**	REV **A**

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ABN 84 116 791 229

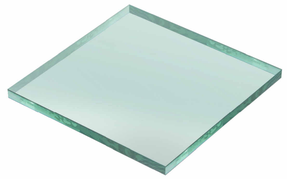
CL1

PF3

BR1

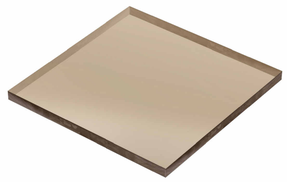
MF1 AWN1

TF1



GL1 BAL1

PF1



GL2 BAL2

PF2

BAL3

1 DA701 MATERIALS SELECTION 3D
Scale:

LEGEND - EXTERNAL MATERIALS & FINISHES

CL1 CLADDING, TYPE 1
METAL CLADDING SYSTEM. PREFINISHED COATING SYSTEM.
COLOUR TO MATCH 'DARK BRONZE'

BR1 BRICK, TYPE 1
RED-BROWN FACE BRICK
COLOUR TO MATCH HERITAGE BUILDING - ROYAL BANK (133 CROWN STREET)

TF1 TILE, TYPE 1
OUTDOOR GLAZED TILE
LIGHT BROWN OR SIMILAR

PF1 PAINT FINISH, TYPE 1
PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL.
LIGHT BROWN OR SIMILAR

PF2 PAINT FINISH, TYPE 2
PAINT FINISH WITH CEMENT RENDER TO EXTERNAL CONCRETE SLAB, SOFFIT AND EXTERNAL WALL.
COLOUR TO MATCH 'DARK BROWN'

PF3 PAINT FINISH, TYPE 3
PAINT FINISH WITH CEMENT RENDER TO EXTERNAL WALL.
EXISTING PAINT COLOUR TO BE RETAINED

MF1 METAL COATED FINISH, TYPE 1
METAL POWDERCOAT FINISH.
COLOUR TO MATCH 'DARK BROWN'

AWN1 AWNING, TYPE 1
METAL CLAD AWNING ALONG LEVEL 1.
COLOUR TO MATCH MF1

GL1 GLASS, CLEAR, TYPE 1
ALUMINIUM FRAMING SYSTEM, BLUE TINT.
FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH.
FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS
REFLECTIVITY TO BE LESS THAN 20%

GL2 GLASS, CLEAR, TYPE 2
ALUMINIUM FRAMING SYSTEM, BRONZE TINT.
FRAMING COLOUR TO MATCH 'BLACK', POWDERCOAT FINISH.
FINAL GLAZING TYPE TO MEET BASIX PERFORMANCE REQUIREMENTS
REFLECTIVITY TO BE LESS THAN 20%

BAL1 BALUSTRADE, TYPE 1
SEMI-FRAMELESS BLUE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM.
ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'

BAL2 BALUSTRADE, TYPE 2
SEMI-FRAMELESS BRONZE TINT GLASS BALUSTRADE WITH FRAMING SYSTEM.
ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'

BAL3 BALUSTRADE, TYPE 3
METAL VERTICAL BAR BALUSTRADE.
ALUMINIUM POWDERCOAT FINISH, COLOUR TO MATCH 'BLACK'

MGA Sydney
2012

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Issue	Amendment	Date
A	For Scoping Meeting Submission / Planner Review	28.03.2024

DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

MATERIALS SELECTION

SCALE	PROJECT NO.	DRAWN
1 : 150 @A1, 50%@A3	DRAWING 202221	MV/JL
STATUS: DEVELOPMENT APPLICATION	NO. DA701	REV A

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1 DA711 3D VIEW FROM CROWN STREET 1
Scale:

2 DA711 3D VIEW FROM CROWN STREET 2
Scale:

MGA Sydney
2012
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DEVELOPMENT APPLICATION

PROJECT TITLE

131-135 CROWN STREET WOLLONGONG
18-STOREY MIXED-USE DEVELOPMENT

DRAWING TITLE

3D VIEWS FROM CROWN STREET

SCALE	PROJECT NO.	DRAWN
@A1, 50%@A3	DRAWING 202221	MV/JL
STATUS DEVELOPMENT APPLICATION	NO. DA711	REV A

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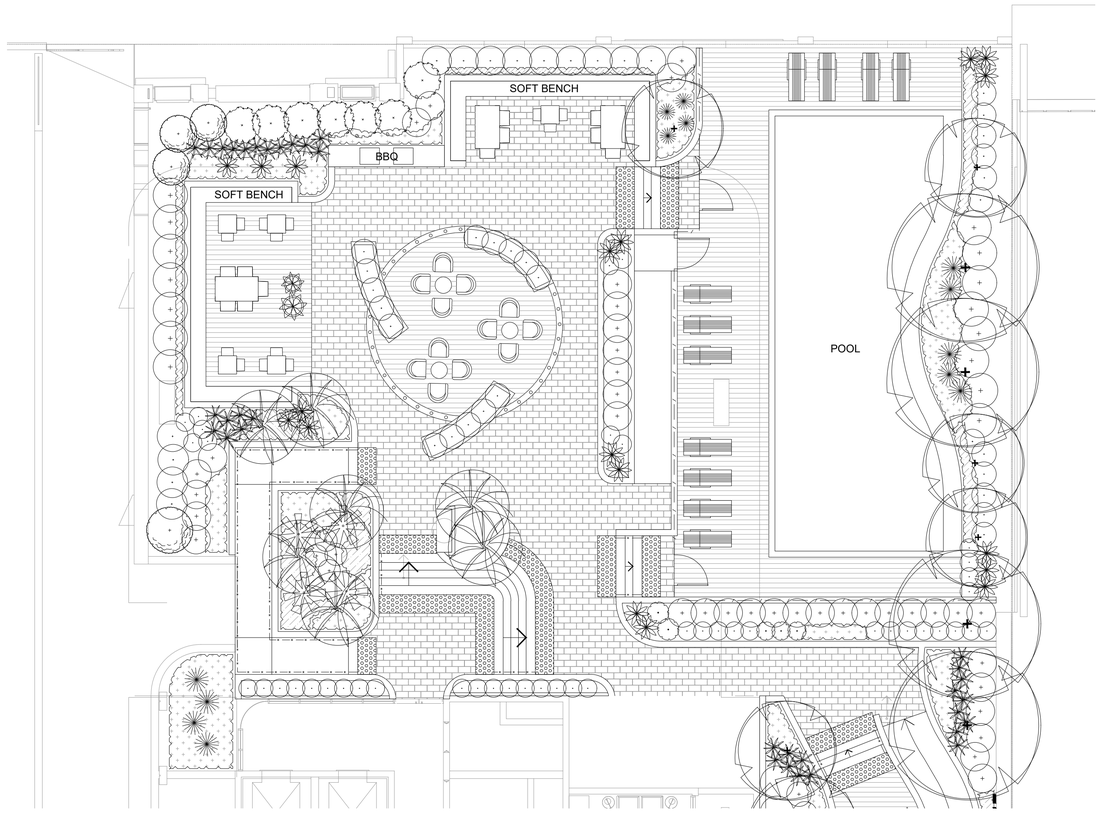
Mixed-Use Development

131 Crown Street, Wollongong

Landscape Development Application

DRAWING SCHEDULE

Dwg No.	Drawing Title	Scale
000	Cover Sheet	N/A @ A1
101	Ground Floor - General Arrangement Plan	1:125 @ A1
102	Level Two - General Arrangement Plan	1:125 @ A1
103	Level 18 - General Arrangement Plan	1:125 @ A1
104	Lower Rooftop - General Arrangement Plan	1:125 @ A1
201	Ground Floor - Planting Plan	1:125 @ A1
202	Level Two - Planting Plan	1:125 @ A1
203	Level 18 - Planting Plan	1:125 @ A1
204	Lower Rooftop - Planting Plan	1:125 @ A1
500	Landscape Specification Notes & Plant Schedule	N/A @ A1
501	Landscape Details - 01	As Shown @ A1
502	Landscape Details - 02	As Shown @ A1



Site Plan | Scale: 1:125

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A1

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Issue	Revision Description	Drawn	Check	Date
C	Issue for Review	BS	RS	02.04.2024
B	Issue for Review	BS	RS	28.03.2024
A	Issue for Approval	BS	RS	14.03.2024

Client
TQM DM

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PRELIMINARY

Drawing Name
Landscape Cover Sheet

Scale 1:125 @ A1
0 0.5 1 2 3 5m

Job Number	Drawing Number	Issue
SS24-5299	000	C

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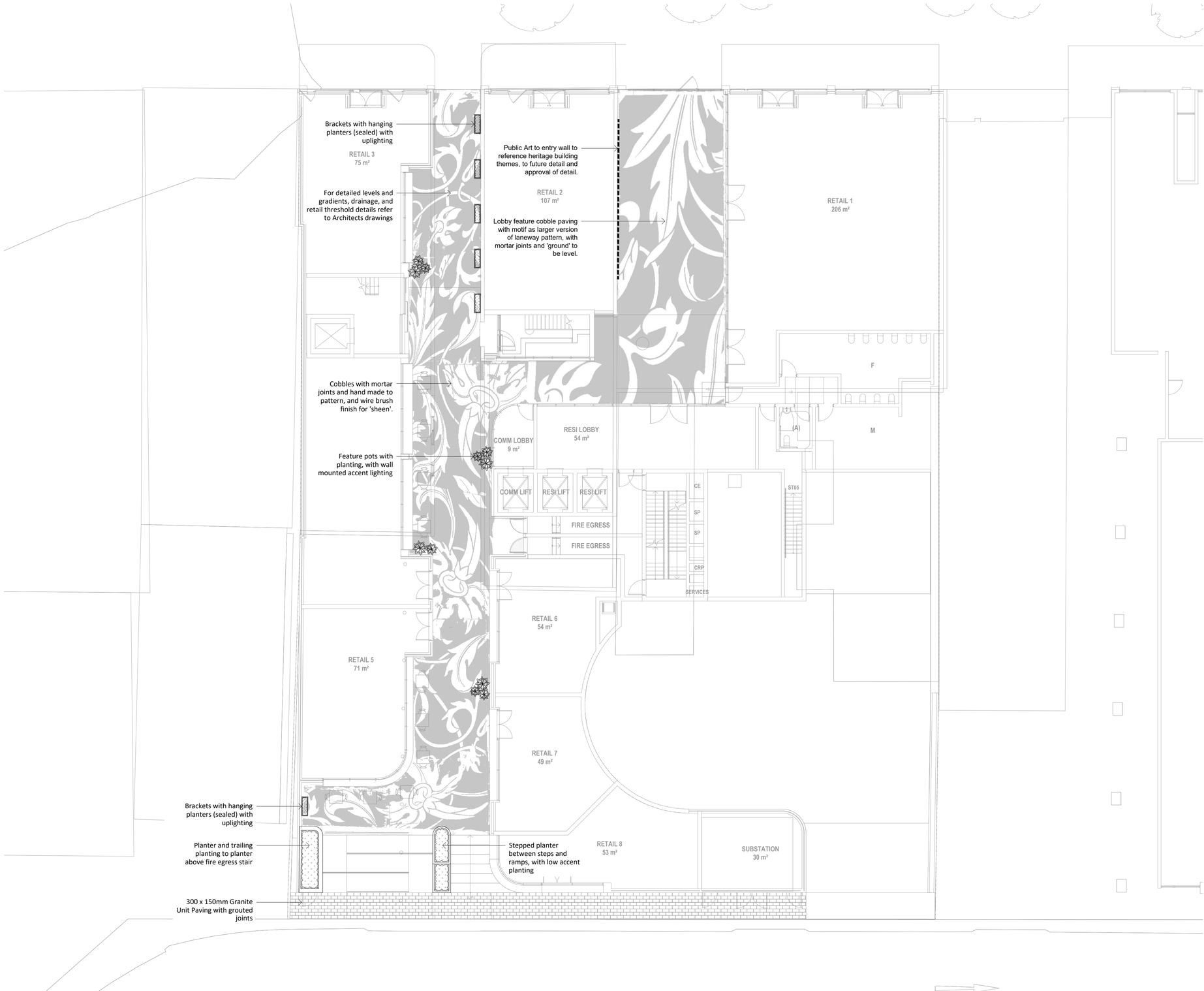

NOT FOR CONSTRUCTION

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Issue	Revision Description	Drawn	Check	Date
C	Issue for Review	BS	RS	02.04.2024
B	Issue for Review	BS	RS	28.03.2024
A	Issue for Approval	BS	RS	26.03.2024

Legend

- Property boundary
- Building overhang / canopy / awning
- +4.600 Levels
  EX - Existing level
  FFL - Finished floor level
  TOW - Top of wall level
- Proposed tree / fern planting. Refer to planting plans, detail 01/501 and specification
- Planting on slab. Refer to planting plans, detail 02/501 and spec
- Planting in Pots. Refer to detail 04/501 and spec
- Granite Paving. Refer to detail 06/501 and spec

Key Plan

Client
TQM DM

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Landscape Architects

PRELIMINARY

Drawing Name
Ground Floor
General Arrangement Plan

Scale 1:125 @ A1
0 0.5 1 2 3 5m

Job Number	Drawing Number	Issue
SS24-5299	101	C

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Issue	Revision Description	Drawn	Check	Date
C	Issue for Review	BS	RS	02.04.2024
B	Issue for Review	BS	RS	28.03.2024
A	Issue for Approval	BS	RS	14.03.2024

Legend

- Property boundary
- Building overhang / canopy / awning
- +4.600 Levels
  EX - Existing level
  FFL - Finished floor level
  TOW - Top of wall level
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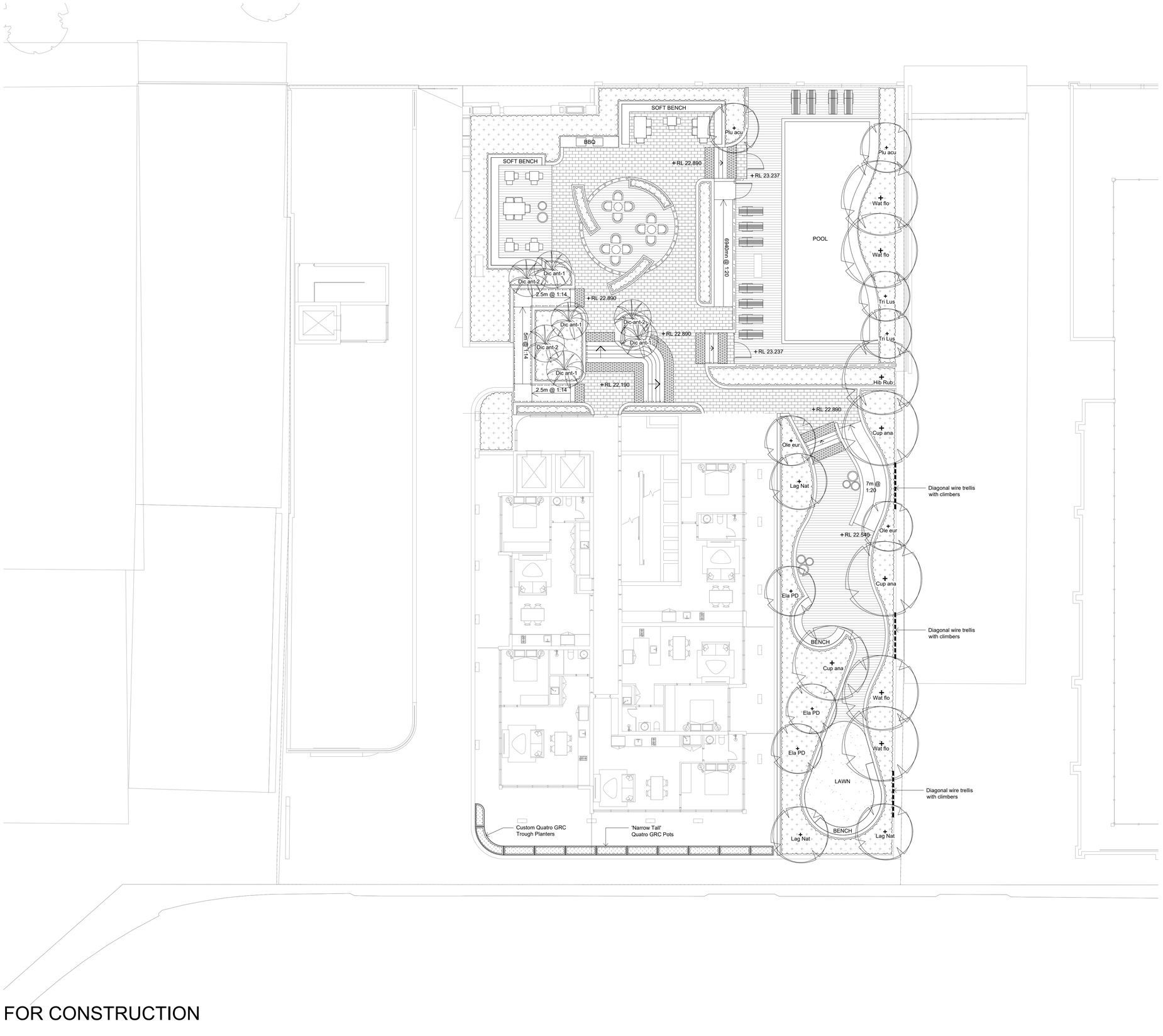
- Planting on slab. Refer to planting plans, detail 02/501 and spec
- Planting in Pots. Refer to detail 04/501 and spec
- Granite Paving. Refer to detail 06/501 and spec
- Timber Decking. Refer to detail xx/xxx and spec
- Turf. Refer to detail 03/501 and spec
- Diagonal wire trellis system. Refer to detail xx/xxx



Key Plan

Client
TQM DM

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PRELIMINARY

Drawing Name
Level Two
General Arrangement Plan

Scale 1:125 @ A1
0 0.5 1 2 3 5m

Job Number SS24-5299
Drawing Number 102
Issue C

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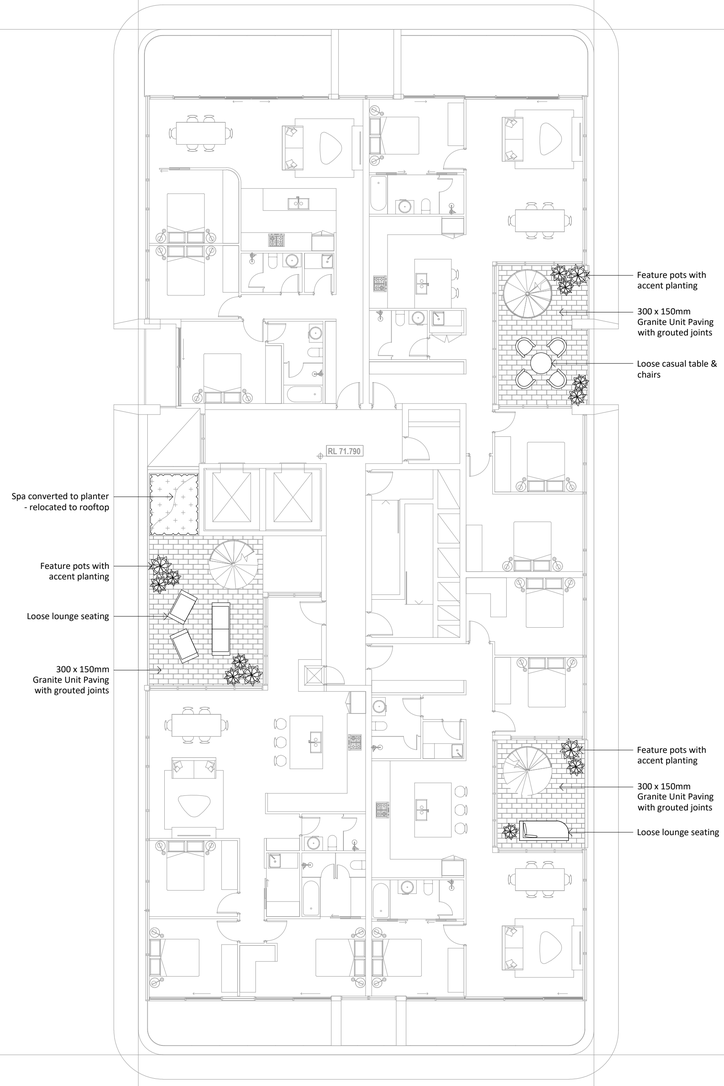

Issue	Revision Description	Drawn	Check	Date
B	Issue for Review	BS	RS	28.03.2024
A	Issue for Approval	BS	RS	14.03.2024

Legend

- Property boundary
- Building overhang / canopy / awning
- +4.600 Levels
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- Planting in Pots. Refer to detail 04/501 and spec
- Granite Paving. Refer to detail 06/501 and spec
- Timber Decking. Refer to detail xx/xxx and spec
- Turf. Refer to detail 03/501 and spec

Key Plan

Client
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Project
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131 Crown Street, Wollongong

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PRELIMINARY

Drawing Name
Level 18
General Arrangement Plan

Scale 1:125 @ A1
0 0.5 1 2 3 5m

Job Number	Drawing Number	Issue
SS24-5299	103	B

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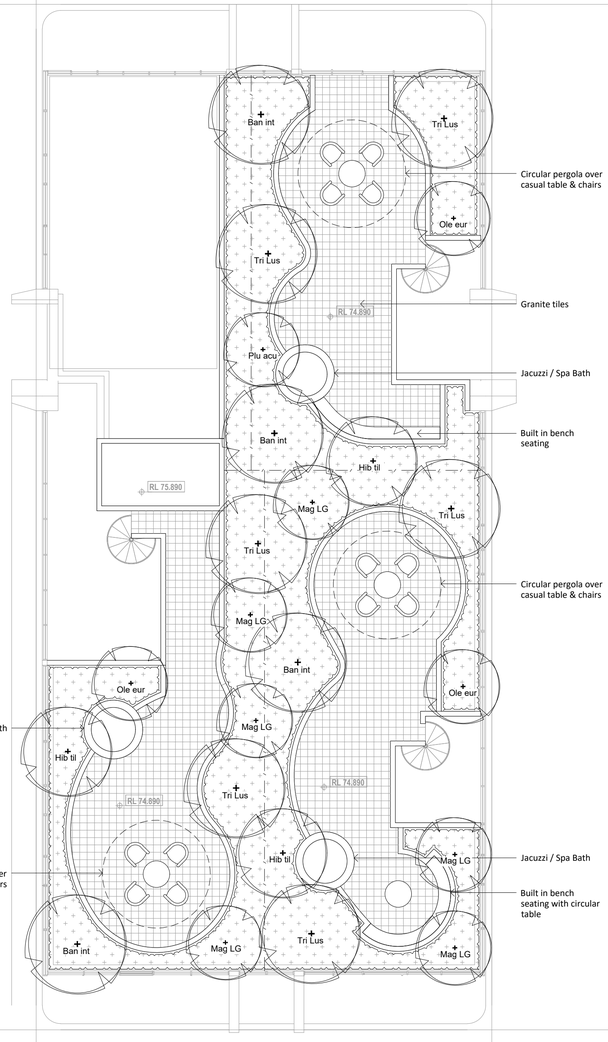
C	Issue for Review	BS	RS	02.04.2024
B	Issue for Review	BS	RS	28.03.2024
A	Issue for Approval	BS	RS	14.03.2024



Legend

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- Planting on slab. Refer to planting plans, detail 02/501 and spec
- Planting in Pots. Refer to detail 04/501 and spec
- Granite Paving. Refer to detail 06/501 and spec
- Timber Decking. Refer to detail xx/xxx and spec
- Turf. Refer to detail 03/501 and spec

Key Plan

Client
TQM DM

Project
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131 Crown Street, Wollongong

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PRELIMINARY

Drawing Name
Lower Rooftop
General Arrangement Plan

Scale 1:125 @ A1
0 0.5 1 2 3 5m

Job Number SS24-5299
Drawing Number 104
Issue C

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Issue	Revision Description	Drawn	Check	Date
B	Issue for Review	BS	RS	28.03.2024
A	Issue for Approval	BS	RS	14.03.2024

Legend

- Property boundary
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- Proposed tree / fern planting. Refer to planting plans, detail 01/501 and specification
- Planting on slab. Refer to planting plans, detail 02/501 and spec
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Client
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PRELIMINARY

Drawing Name
Ground Floor - Planting Plan

Scale 1:125 @ A1
0 0.5 1 2 3 5m

Job Number	Drawing Number	Issue
SS24-5299	201	B

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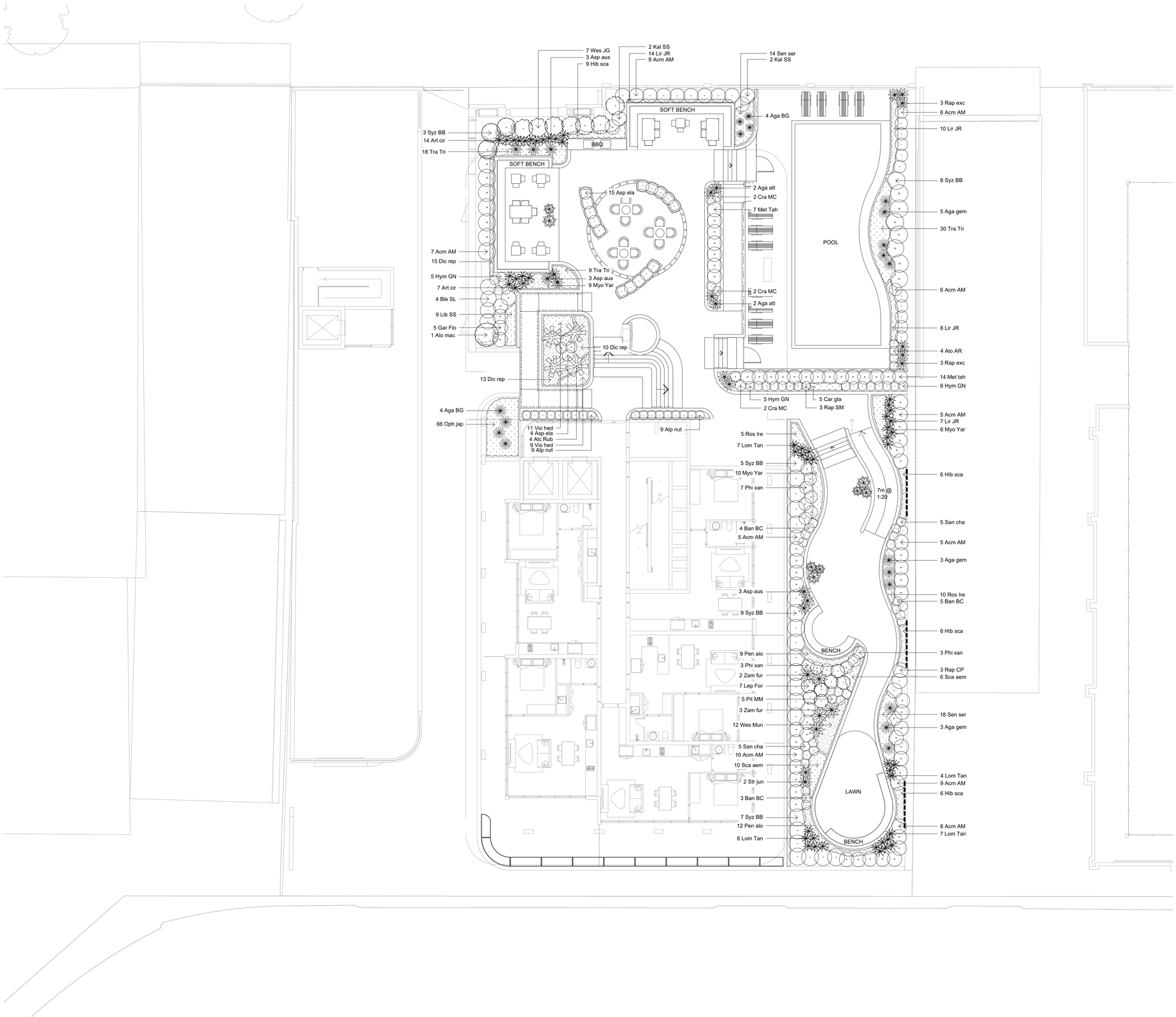

Key Plan

Legend

- Property boundary
- Building overhang / canopy / awning
- Proposed tree / fern planting. Refer to planting plans, detail 01/501 and specification
- Proposed shrub planting. Refer to planting plans, detail 02/501 and specification
- Proposed groundcover planting. Refer to detail 04/501 and spec
- Planting in Pots. Refer to planting plans, detail 05/501 and spec
- Granite Paving. Refer to detail 07/501 and spec
- Timber Decking. Refer to detail 03/501 and spec
- Turf. Refer to detail 04/501 and spec
- Diagonal wire trellis system. Refer to detail xx/xxx

Client
TQM DM

Project
Mixed-Use Development
131 Crown Street, Wollongong

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Landscape Architects

PRELIMINARY

Drawing Name
Level Two - Planting Plan

Scale 1:125 @ A1
0 0.5 1 2 3 5m

Job Number
SS24-5299

Drawing Number
202

Issue
C

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A1

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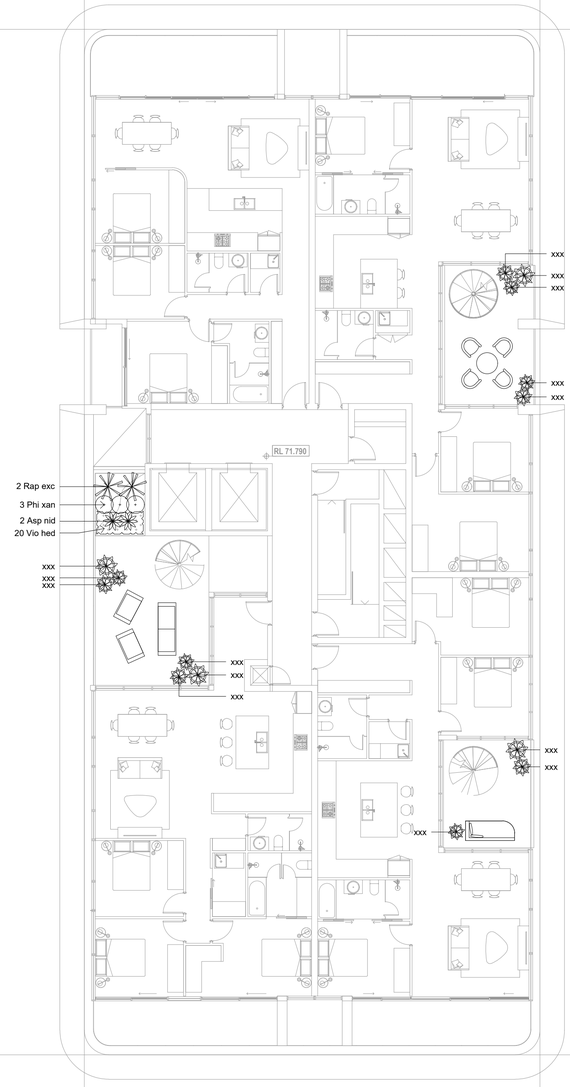
A	Issue for Approval	BS	RS	14.03.2024



Legend

- Property boundary
- Building overhang / canopy / awning
- Proposed tree / fern planting. Refer to planting plans, detail 01/501 and specification
- Proposed shrub planting. Refer to planting plans, detail 02/501 and specification
- Proposed groundcover planting. Refer to detail 04/501 and spec
- Planting in Pots. Refer to planting plans, detail 05/501 and spec
- Granite Paving. Refer to detail 07/501 and spec

Key Plan

Client
TQM DM

Project
Mixed-Use Development
131 Crown Street, Wollongong

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PRELIMINARY

Drawing Name
Level 18 - Planitng Plan

Scale 1:125 @ A1
0 0.5 1 2 3 5m

Job Number	Drawing Number	Issue
SS24-5299	203	B

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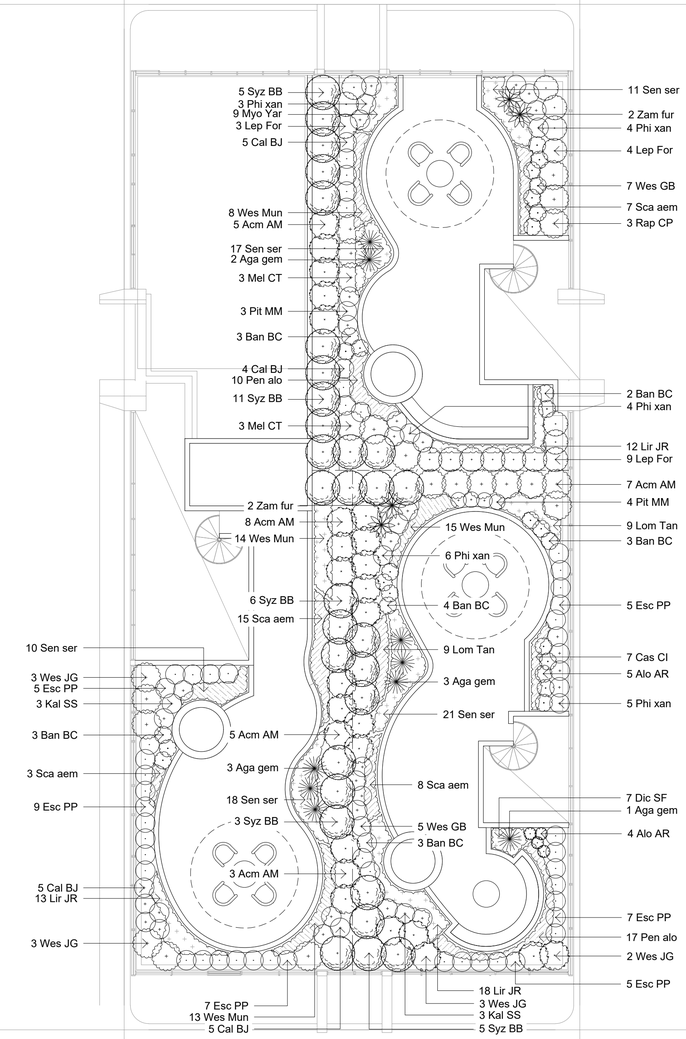
Issue	Revision Description	Drawn	Check	Date
C	Issue for Review	BS	RS	02.04.2024
B	Issue for Review	BS	RS	28.03.2024
A	Issue for Approval	BS	RS	14.03.2024



Legend

- Property boundary
- Building overhang / canopy / awning
- Proposed tree / fern planting. Refer to planting plans, detail 01/501 and specification
- Proposed shrub planting. Refer to planting plans, detail 02/501 and specification
- Proposed groundcover planting. Refer to detail 04/501 and spec

Key Plan

Client
TQM DM

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131 Crown Street, Wollongong

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Landscape Architects

PRELIMINARY

Drawing Name
Lower Rooftop - Planting Plan

Scale 1:125 @ A1
0 0.5 1 2 3 5m

Job Number
SS24-5299

Drawing Number
204

Issue
C

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A1

SPECIFICATION NOTES

References
All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials
The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

EARTHWORKS
Excavation, Trimming and Filling
Except as otherwise noted in the contract, bulk excavation is excluded from the landscape works. After the completion of bulk excavation by others, trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Prepare the sub-grade surface as required for the various finished ground treatments.

Sub-soil Drainage
Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks and course sharp aggregate backfilling of trenches.

HARDWORKS
Furniture, Handrails, Balustrades
Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

Garden Walls, Fences, Steps, TGSI and Edging
Construct garden walls, fences, steps, TGSI and edging as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with Australian Standards and applicable legislation. Refer to engineer's details for structural retaining walls, concrete stairs, concrete strength, reinforcing and joint placement.

Continuous, Unit and Loose Pavement
Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the subgrade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm. If laying unit pavers in a cement mortar bed on a concrete sub-base ensure that joints in paving match the location of joints in the concrete. Refer to engineer's details for heavy duty slabs, concrete stairs, concrete strength, reinforcing, and joint type and placement.

SOFTWORKS

Subsoil
Excavate and/or fill all garden beds to bring the top of subsoil to at least 300mm below finished design soil levels. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. In all areas shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees and shrubs to be retained. Cultivate or rip the subsoil to a further depth of 100mm before placing top soil. Remove stones of size exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or existing tree roots. If necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels again after cultivation.

Topsoil
Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:
- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edges;
- Smooth and free from inorganic matter, stones or clods of soil;
- Graded to drain freely, without ponding, to catchment and/or sub-soil drains;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Compost
Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass, weeds and the reproductive parts of unwanted plants.

Fertiliser
Provide proprietary fertilisers, delivered to the site in sealed containers marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses, application rates and safety procedures. Apply appropriate fertiliser suited to the provenance of plants (indigenous or exotic) included in the design.

Plants
Supply plants in accordance with the landscape design drawings and schedules, which have the following characteristics:
- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species/variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site in full sun, partial shade or full shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to the specified plant size.

Plant Installation
Following excavation of the planting hole, place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting.

Root Barrier
Supply and install root control barriers to all new tree plantings adjacent to walls, paths, kerbs and all service trenches, where their proximity poses a threat to the stability of the built infrastructure. Install in accordance with manufacturer's recommendations.

Mulch
Unless noted otherwise, mulch shall be approved proprietary recycled wood fibre or pine bark material. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even plane, flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties
Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:
- Plants >25 lt: 1 off 38 x 38 x 1200mm;
- Semi-advanced plants >75 lt: 2 off 50x50x 1800mm;
- Advanced plants >100 lt: 3 off 50 x 50 x 2400mm.

Turf
Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Turf shall have an even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut and lay it within 24 hours of delivery. Prevent it form drying out between cutting and laying. Lay the turf in the following manner:
- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; and
- To finish flush, after lightly tamping, with adjacent finished surfaces and design levels.

Species: *Stenotaphrum secundatum* Sir Walter Soft-leaf Buffalo.

IRRIGATION
Scope: Unless otherwise noted or instructed irrigate all planted areas shown on plans including planters, tubs, gardens, turf and the like.
The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design.

LANDSCAPE MAINTENANCE
The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. Unless contracted otherwise, the Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks from Practical Completion of the works. The landscape maintenance works shall include, but not be limited to:
- Replacing failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Maintaining and removing stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

Maintenance Log Book
Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best. Enter data daily and review information every 2 weeks. Observe trends and develop a maintenance regime around seasonal and observed event occurrences.

Maintenance Activities
During the defects maintenance period schedule the following activities to occur on a timely basis.

- **Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation.
- **Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants on a needs basis.
- **Insect, disease and pest control** - Avoid spraying:
  - if ever possible;
  - in wet weather or if wet weather is imminent;
  - if target plants are still wet after rain;
  - in windy weather; and
  - if non-target species are too close.

  Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Observe daily and act as necessary to control any infestation or disease. Record in the logbook all relevant details of spraying activities including:
  - Product brand / manufacturer's name,
  - Chemical / product name,
  - Chemical contents,
  - Application quantity and rate,
  - Date of application and location,
  - Results of application, and
  - Use approval authority.
- **Fertilising** - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including:
  - Product brand / manufacturer's name,
  - Fertiliser / product name,
  - Application quantity and rate, and
  - Date of application and location.
- **Stakes and ties** - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2 weeks.
- **Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and replenish mulch as required.
- **Mowing and top dressing** - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface. Mow weekly/fortnightly in warmer months. Mow monthly or as required in cooler months. Top dress at approximately 6 monthly intervals.
- **Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. Adjust and calibrate as required. Provide additional watering, if necessary but inspect irrigation weekly and make repairs as necessary.
- **Erosion control** - Where necessary, maintain the erosion control fabric in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary. Inspect every 2 weeks and act to repair any damage as soon as possible.
- **Weeding and rubbish removal** - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set. Constant observation and removal of weeds is essential.

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Issue	Revision Description	Drawn	Check	Date
A	Issue for Approval	BS	RS	14.03.2024

Client
TQM DM

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PRELIMINARY

Drawing Name
Landscape Specification Notes

Scale n/a

Job Number	Drawing Number	Issue
SS24-5299	500	A

131 Crown Street, Wollongong
Plant Schedule

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT MATURE SPREAD	Pot Size	Density m^2 / Lm	Quantity
	TREES					
Ban int	*Banksia integrifolia*	Coast Banksia	6 x 4	100L	As Shown	
Cup ana	*Cupaniopsis anacardioides*	Tuckeroo	10 x 4	100L	As Shown	
Dic ant-1	*Dicksonia antarctica*	Soft Tree Fern	5 x 2	1.5m Clear Trunk	As Shown	
Dic ant-2	*Dicksonia antarctica*	Soft Tree Fern	5 x 2	2m Clear Trunk	As Shown	
Ela PD	*Elaeocarpus reticulatus* 'Prima Donna'	Blueberry Ash	8 x 3	200L	As Shown	
Hib Rub	*Hibiscus tiliaceus*	Cottonwood Tree	4 x 3	100L	As Shown	
How for	*Howea forsteriana*	Kentia Palm	6 x 3	3m Clear Trunk	As Shown	
Lag Nat	*Lagerstroemia indica* 'Natchez'	White Crepe Myrtle	6 x 4	100L	As Shown	
Mag LG	*Magnolia grandiflora* 'Little Gem'	Little Gem Magnolia	8 x 6	100L	As Shown	
Ole eur	*Olea europaea*	Common Olive	4 x 2	100L	As Shown	
Plu acu	*Plumeria acutifolia*	White Frangipani	5 x 8	100L	As Shown	
Tri Lus	*Tristaniopsis laurina* 'Luscious'	Water Gum	7 x 4	100L	As Shown	
Wat flo	*Waterhousea floribunda*	Weeping Lilly Pilly	6 x 5	100L	As Shown	
	ACCENTS / SHRUBS					
Acm AM	*Acmena smithii* 'Allyn Magic'	Dwarf Lilly Pilly	0.6 x 0.8	200mm	As Shown	
Acm Min	*Acmena smithii* 'Minor'	Minor Lilly Pilly	3.0 x 2.0	300mm	As Shown	
Aga att	*Agave attenuata*	Century Plant	1.5 x 1.5	300mm	As Shown	
Aga BG	*Agave* 'Blue Glow'	Mexican Lily	0.5 x 0.5	300mm	As Shown	
Aga gem	*Agave geminiflora*	Twin Flowering Agave	1.0 x 1.0	200mm	As Shown	
Alc Rub	*Alcantarea imperialis* 'Rubra'	Imperial Bromeliad	1.2 x 1.5	300mm	As Shown	
Alp nut	*Alpinia nutans*	Dwarf Cardamom	1.0 x 1.0	200mm	As Shown	
Alp zer	*Alpinia zerumbet*	Variegated Shell Ginger	1.5 x 1.0	300mm	As Shown	
Alo AR	*Aloe* 'Always Red'	Always Red Aloe Vera	0.4 x 0.3	200mm	As Shown	
Asp aus	*Asplenium australasicum*	Birds Nest Fern	1.0 x 1.5	300mm	As Shown	
Ban BC	*Banksia spinulosa* 'Birthday Candles'	Birthday Candles	0.5 x 0.8	200mm	As Shown	
Ble nud	*Blechnum nudum*	Fishbone Water Fern	1.0 x 1.0	300mm	As Shown	
Ble SL	*Blechnum* 'Silver Lady'	Silver Lady Fern	1.0 x 1.0	200mm	As Shown	
Cal BJ	*Callistemon* 'Better John'	Better John Bottlebrush	0.6 x 0.6	200mm	As Shown	
Cor alb	*Correa alba*	White Correa	1.5 x 1.5	300mm	As Shown	
Cra MC	*Crassula undulatifolia* 'Max Cook'	Max Cooke Crassula	1.0 x 1.0	200mm	As Shown	
Esc PP	*Escallonia rubra* 'Pink Pixie'	Pink Escallonia	0.8 x 0.8	200mm	As Shown	
Gar Flo	*Gardenia augusta* 'Florida'	Gardenia	1.2 x 1.2	300mm	As Shown	
Hym GN	*Hymenosporum flavum* 'Gold Nugget'	Native Frangipani	0.7 x 0.7	200mm	As Shown	
Kal SS	*Kalanchoe* 'Silver Spoons'	Silver Spoons	1.2 x 1.2	200mm	As Shown	
Lep For	*Leptospermum laevigatum* 'Foreshore'	Dwarf Coastal Tea Tree	0.5 x 0.8	300mm	As Shown	
Mel CT	*Melaleuca linariifolia* 'Claret Tops'	Honey Myrtle	1.0 x 0.8	300mm	As Shown	
Met Tah	*Metrosideros collina* 'Tahiti'	Dwarf NZ Christmas Bush	1.0 x 1.0	300mm	As Shown	
Phi xan	*Philodendron xanadu*	Xanadu	0.8 x 1.0	300mm	As Shown	
Pit MM	*Pittosporum* 'Miss Muffet'	Miss Muffet Pittosporum	0.8 x 0.6	200mm	As Shown	
Rap CP	*Raphiolepis indica* 'Cosmic Pink'	Raphiolepis Cosmic Pink	0.8 x 0.8	200mm	As Shown	
Rha exc	*Rhapis excelsa*	Lady Palm	2.0 x 1.5	45L	As Shown	
Rap SM	*Raphiolepis* 'Snow Maiden'	Snow Maiden	0.9 x 0.9	300mm	As Shown	
Str jun	*Strelitzia reginae*	Bird of Paradise	1.5 x 1.0	300mm	As Shown	
Syz BB	*Syzygium australe* 'Backyard Bliss'	Lilly Pilly	3.0 x 1.5	300mm	As Shown	
Wes GB	*Westringia fruticosa* 'Grey Box'	Coastal Rosemary	0.4 x 0.4	300mm	As Shown	
Wes WG	*Westringia* fruticosa 'Jervis Gem'	Jervis Gem	1.5 x 1.5	300mm	As Shown	
Zam fur	*Zamia furfuracea*	Cardboard Palm	1.5 x 1.5	200mm	As Shown	

GROUNDCOVERS

Ani fla	*Anigozanthos flavidus*	Kangaroo Paw	0.6 x 0.4	150mm	5/m²	
Art cir	*Arthropodium cirratum*	New Zealand Rock Lily	0.5 x 0.5	150mm	5/m²	
Asp ela	*Aspidistra elatior*	Cast Iron Plant	0.6 x 0.6	300mm	5/m²	
Sca aem	*Scaevola aemula*	Aussie Crawl	0.5 x 1.0	140mm	5/m²	
Car gla	*Carpobrotus galucesens*	Pig Face	0.2 x 0.2	150mm	5/m2	
Cas Cl	*Casuarina glauca* 'Cousin It'	Cousin It She-Oak	0.2 x 1.0	150mm	5/m^2 or 2/LM	
Dia Bre	*Dianella caerulea* 'Breeze'	Dianella Breeze	0.6 x 0.6	150mm	5/m^2	
Dic rep	*Dichondra repens*	Kidney Weed	0.1 x 0.5	150mm	5/m^2	
Dic SF	*Dichondra argentea* 'Silver Falls'	Dichondra Silver Falls	0.1 x Spreading	150mm	5/m²	
Hib sca	*Hibbertia scandens*	Snake Vine	0.3 x 1.0	200mm	5/m²	
Lib SS	*Libertia paniculata* 'Shadow Star'	Grass Flag	0.4 x 0.5	200mm	5/m²	
Lir JR	*Liriope muscari* 'Just Right'	Lily Turf	0.5 x 0.5	150mm	5/m²	
Lom Tan	*Lomandra longifolia* 'Tanika'	Tanika Mat Rush	0.8 x 0.8	200mm	5/m²	
Myo Yar	*Myoporum parvifolium* 'Yareena'	Yareena Myoporum	0.1 x 1.0	150mm	5/m²	
Pen alo	*Pennisetum alopecuroides* 'Pennstripe'	Pennstripe Pennisetum	0.45 x 0.45	150mm	5/m²	
Phi xan	*Philodendron xanadu*	Xanadu	0.7 x 0.7	300mm	4/m²	
Ros Ire	*Rosmarinus officinalis* 'Irene'	Prostrate Rosemary	0.3 x 1.5	200mm	5/m^2 or 2/LM	
San cha	*Santolina chamaecyparissus*	Cotton Lavender	0.6 x 0.6	200mm	5/m²	
San tri	*Sansevieria trifasciata*	Mother-In-Law's Tongue	0.6 x 0.5	150mm	5/m²	
Sen ser	*Senecio serpens*	Blue Chalksticks	0.3 x 0.6	200mm	5/m²	
Tra Tri	*Trachloespermum jasminoides* 'Tricolour'	Star Jasmine	0.3 x 1.5	200mm	5/m^2 or 2/LM	
Oph jap	*Ophiopogon japonicus*	Mondo Grass	0.2 x 0.2	300mm	9/m²	
Vio hed	*Viola hederacea*	Native Violet	0.2 x 1.0	150mm	9/m²	
Wes Mun	*Westringia fruticosa* 'Mundi'	Coastal rosemary	0.3 x 1.0	200mm	5/m²	

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B	Issue for Review	BS	RS	02.04.2024
A	Issue for Approval	BS	RS	14.03.2024

Client
TQM DM

Project
Mixed-Use Development
131 Crown Street, Wollongong

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PRELIMINARY

Drawing Name
Indicative Plant Schedule

Scale n/a

Job Number	Drawing Number	Issue
SS24-5299	501	B

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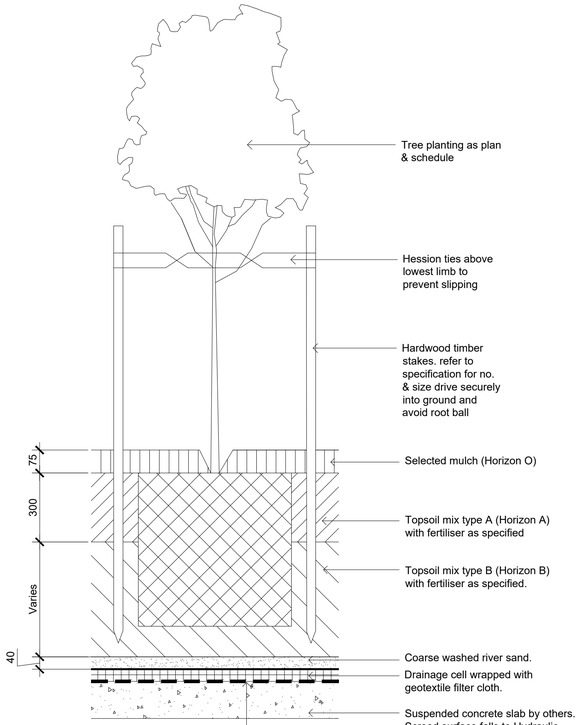
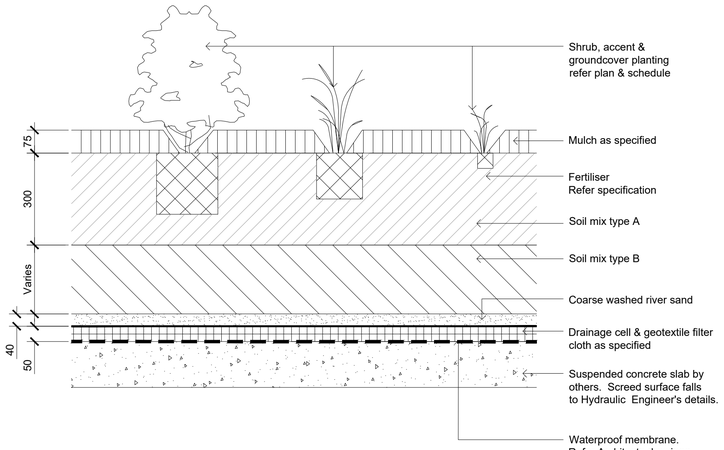


Note:
Install root barrier as required to protect adjacent paths, slabs and paving from root growth damage. Refer plans & specification.

01 / 501 Detail 75-200L Tree Planting on Structure
1:10



02 / 501 Detail Shrub Accent & Groundcover Planting on Structure
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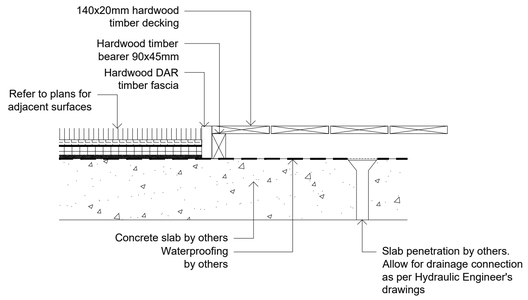

03 / 501 On-slab timber decking
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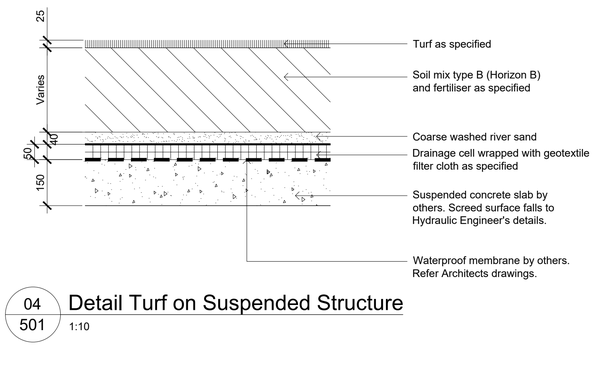

04 / 501 Detail Turf on Suspended Structure
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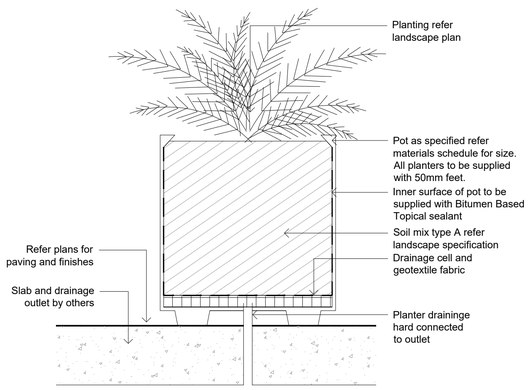

05 / 501 Detail Planting in Pot
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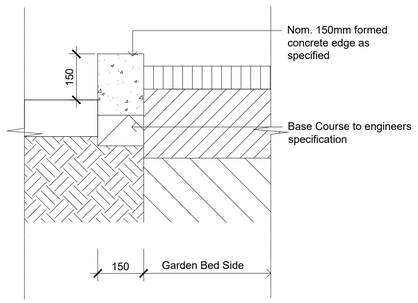

06 / 501 Raised Concrete Hob Edge
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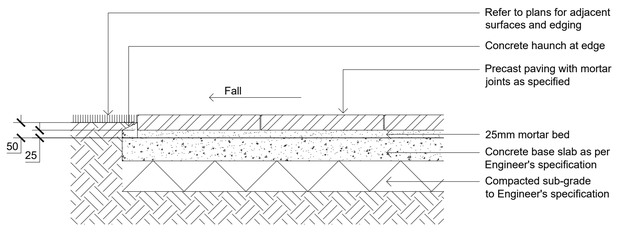

07 / 501 Unit Pavers on Slab
1:10

NOT FOR CONSTRUCTION

A1

Client
TQM DM

Project
Mixed-Use Development
131 Crown Street, Wollongong

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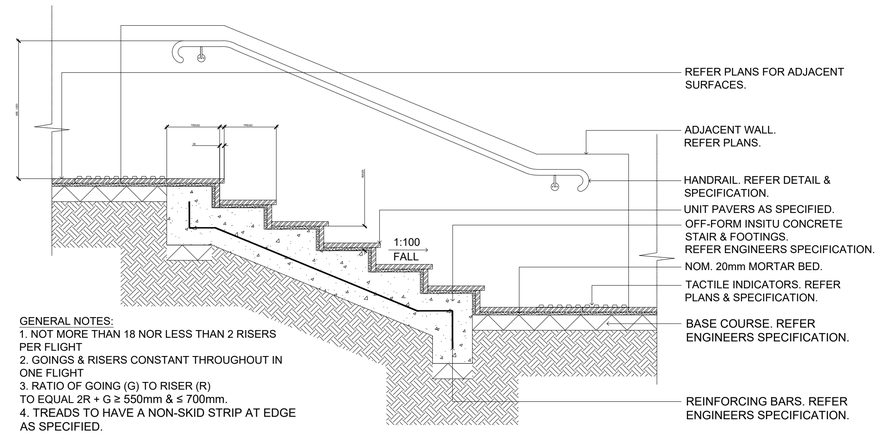
Drawing Name
Landscape Details - 01

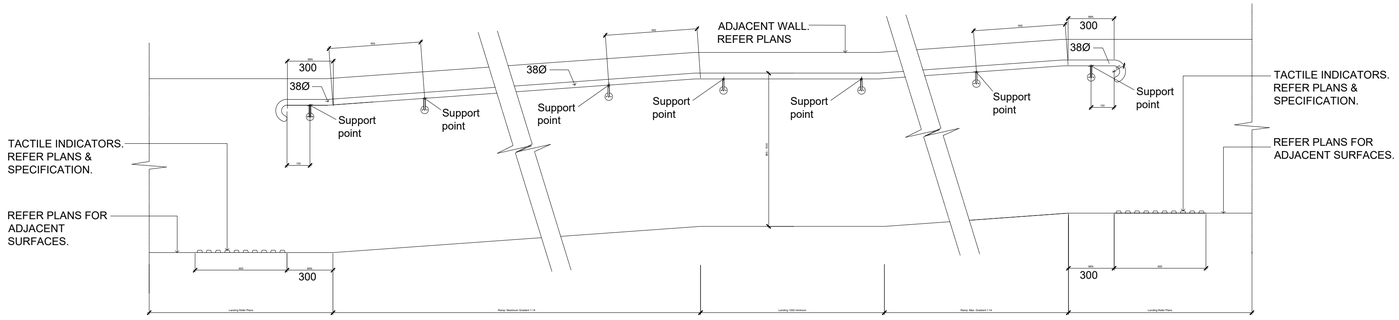
Scale as shown @ A1

Job Number	Drawing Number	Issue
SS24-5299	502	A



GENERAL NOTES:
1. NOT MORE THAN 18 NOR LESS THAN 2 RISERS PER FLIGHT
2. GOINGS & RISERS CONSTANT THROUGHOUT IN ONE FLIGHT
3. RATIO OF GOING (G) TO RISER (R) TO EQUAL 2R + G ≥ 550mm & ≤ 700mm.
4. TREADS TO HAVE A NON-SKID STRIP AT EDGE AS SPECIFIED.

01 / 502 Typical Unit Paver Stairs
1:20



02 / 502 Wall Mounted Handrail - Ramp
1:20

NOT FOR CONSTRUCTION

A1

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Issue	Revision Description	Drawn	Check	Date
A	Issue for Approval	BS	RS	14.03.2024

Client
TQM DM

Project
Mixed-Use Development
131 Crown Street, Wollongong

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PRELIMINARY

Drawing Name
Landscape Details - 02

Scale as shown @ A1

Job Number	Drawing Number	Issue
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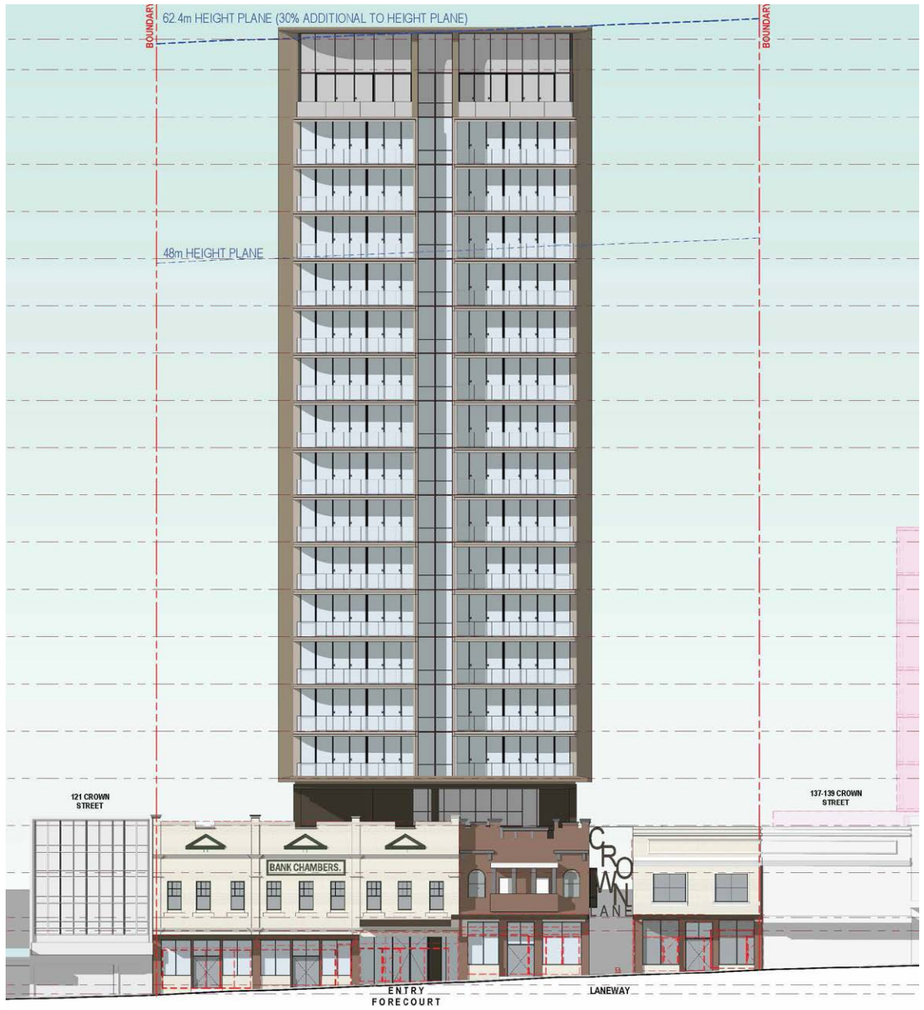

131 Crown Street, Wollongong
Landscape Concept

Prepared by: Site Image Landscape Architects

For: TQMDM

Date: 7 March 2024

Issue: Preliminary

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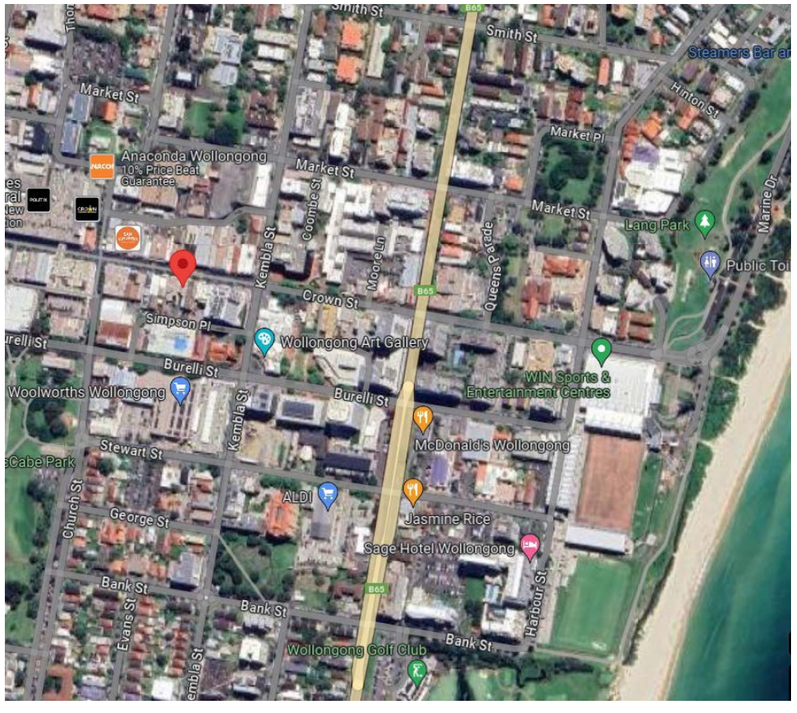
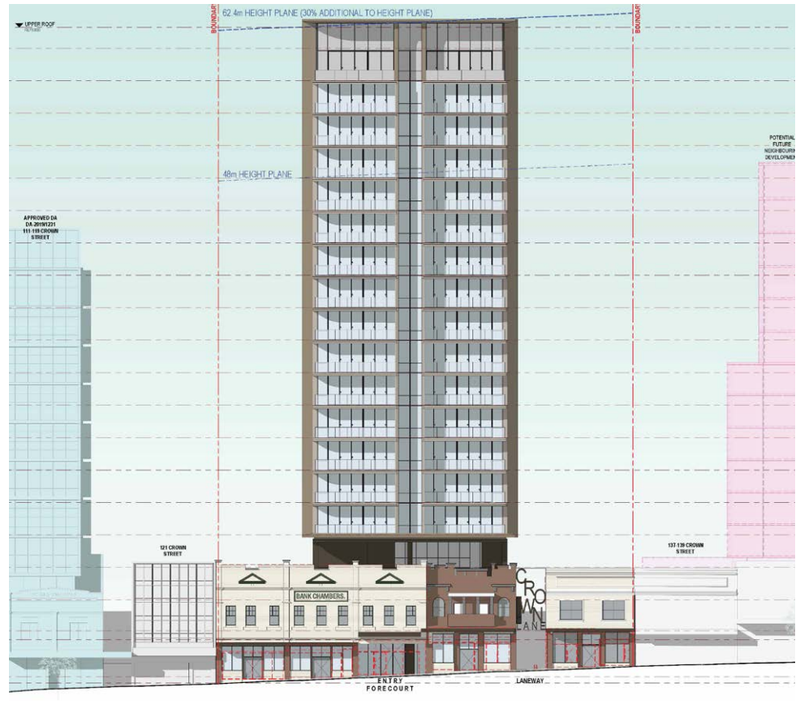
Site Context and Site Landscape Opportunities

The site is one of a series of developments along the Crown Street Mall that will activate retail and provide through site links to adjoining areas. The striking heritage content will reinforce the city fabric, and create a retail laneway with bold identity, allied with a large main building lobby that engages with the Mall. The 'landscape' opportunities include: 1. Crown Lane linear retail / civic space; 2. Entry Alcove building address to the Mall; 3. Residential Podium Common Open Space; 4. Commercial Podium Ammenity Rooftop; 5. Penthouse Rooftop Garden Terraces. This report outlines the landscape context; illustrates design proposals for each of these landscape areas. The project is to provide singificant contribution to the heritage and urban fabric of Wollongong, and provide a significant identity project on the Crown Street Mall.





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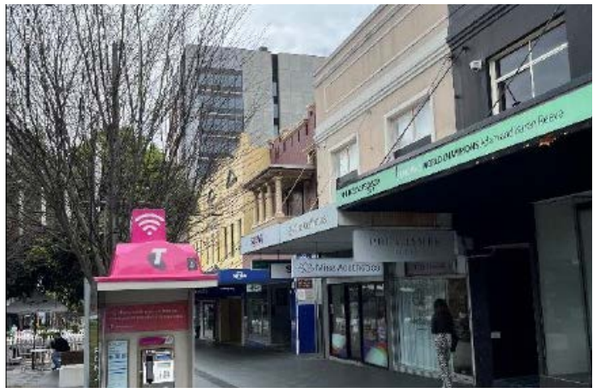
131 Crown Street, Wollongong | Landscape Concept

Client	name	Drawing Number	00
Architect	Metropoint Group Architects	Issue	A
Site Image Job Number	SS24-5299	Date	05.03.2024

Context and Heritage

The name Wollongong is said to originate from the Aboriginal word woolyungah, meaning five islands. In 1815 some of the Illawarra's Traditional Custodians led the first European settlers and their cattle down the escarpment. This marked a new chapter in the story of our area. The knowledge and dreaming stories of our Traditional Custodians has been layered with a more recent history of timber-getting, farming, mining, industry, tourism and building. All this has occurred in the setting of our beautiful beaches and the magnificent escarpment. The heritage of the natural environment and setting, and of the First Nations peoples who lived on these lands is a key aspect of local identity ad heritage to be considered and integrated into the project. The heritage fabric of existing buildings on the site is particularly dominant in heritage considerations for this site given it's strong form and identity and framing of the cross site laneway, facade and ground floor arrangement and connectivity with adjoining areas.

Critical to our design foundation is the strong research of actual people and families; stories of place and quirky particular stories; urban patterns and local buildings heritage and contemporary context; and specific fine grain patterns of the building fabric that can express the essential architectural style and crafted elements of the buildings. A strong sense of humanity and genuine sense of place is to be achieved.



Crown Street Mall and Project Frontage

Illawarra Placed Landscape - Mike Hewson

The landscape and the unique geographic feature of the escarpment is a significant part of the local area," said artist Hewson. "The idea was to bring the ocean and landscape physically into the mall."

"The artwork creates connections to the local backdrop of Wollongong, the sandstone escarpment, which forms part of the Western border to the city,"

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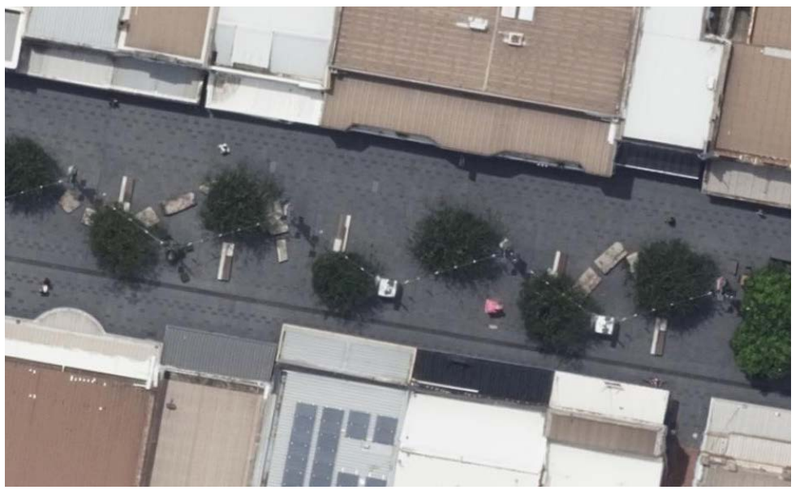
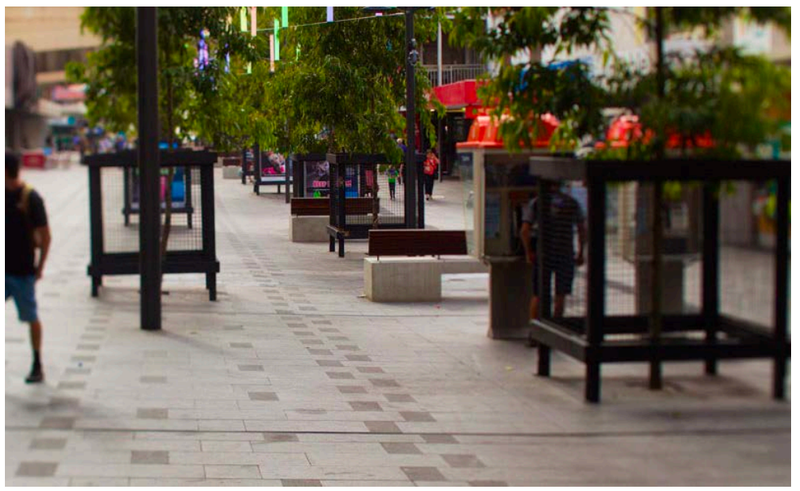
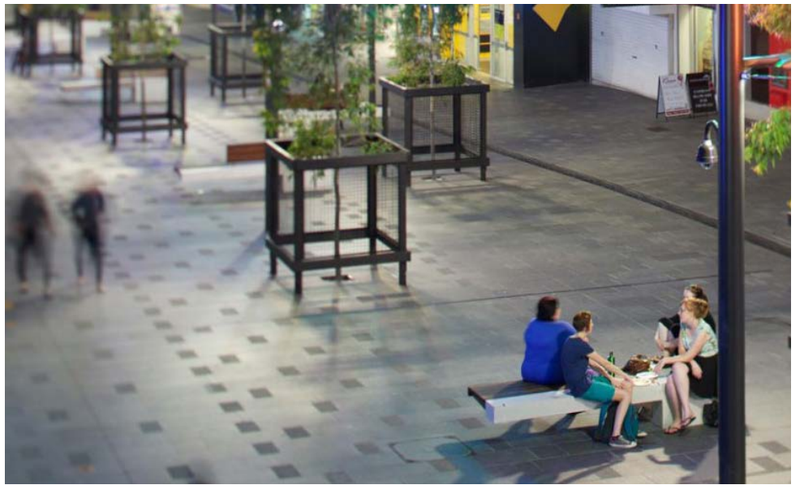
Crown Street Mall - Contemporary Detail and Identity

The paving of the mall features a combination of durable materials designed to withstand heavy foot traffic while enhancing the aesthetic appeal of the area. Typically, the paving consists of durable and aesthetically pleasing materials such as concrete pavers, stone tiles, or patterned brickwork laid out in an organized patter, often guiding people through or to key spaces.

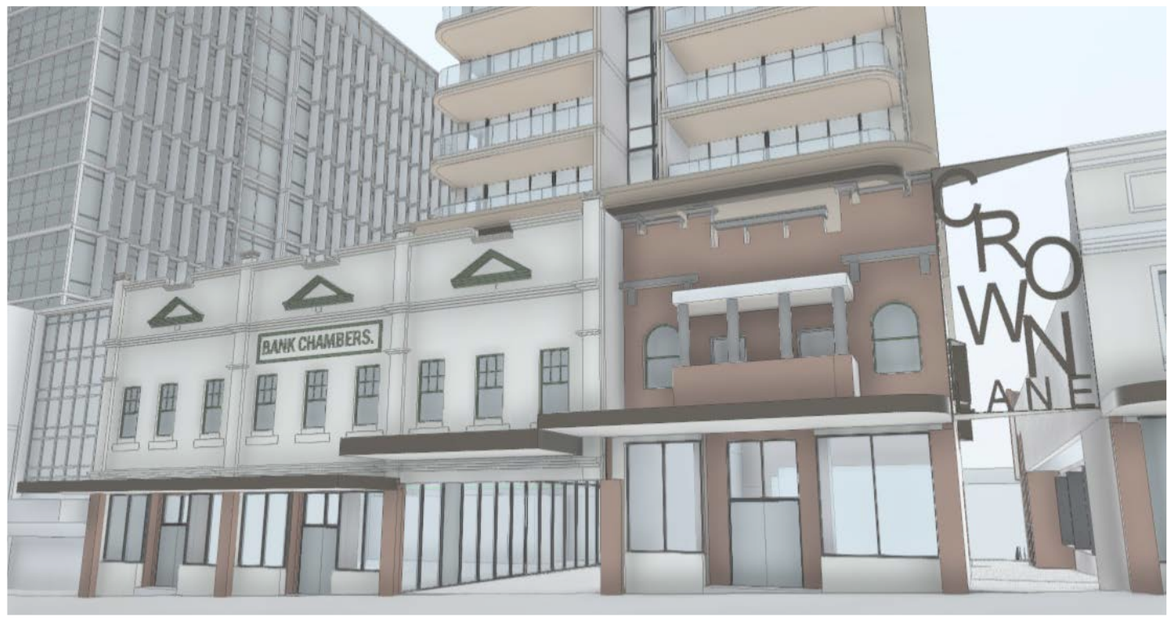




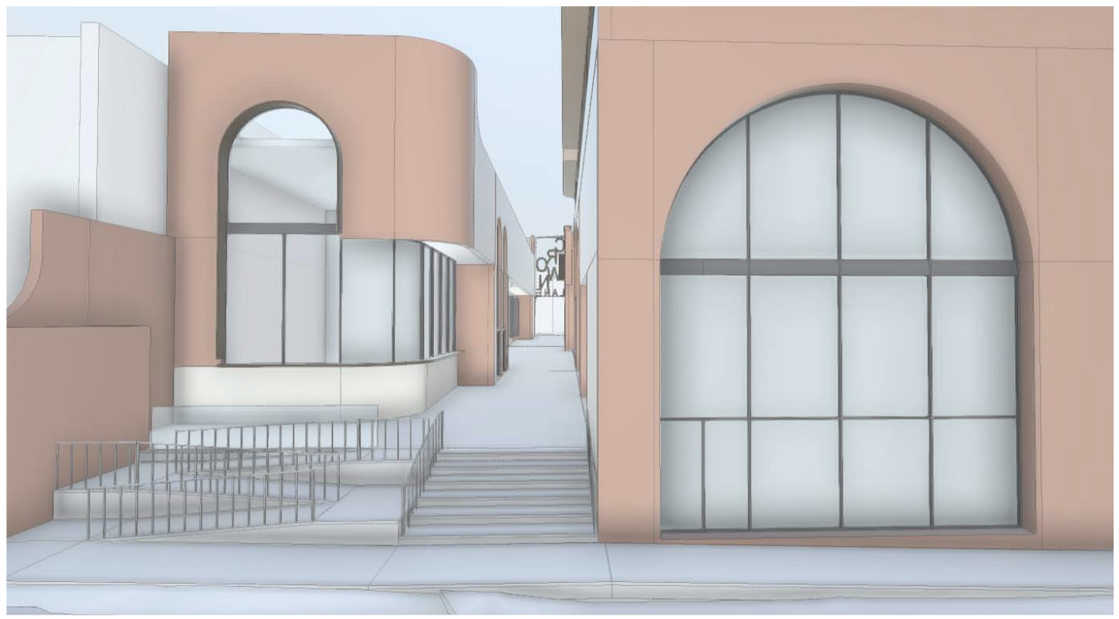


Civic Spaces and Landscape Areas

Crown Lane

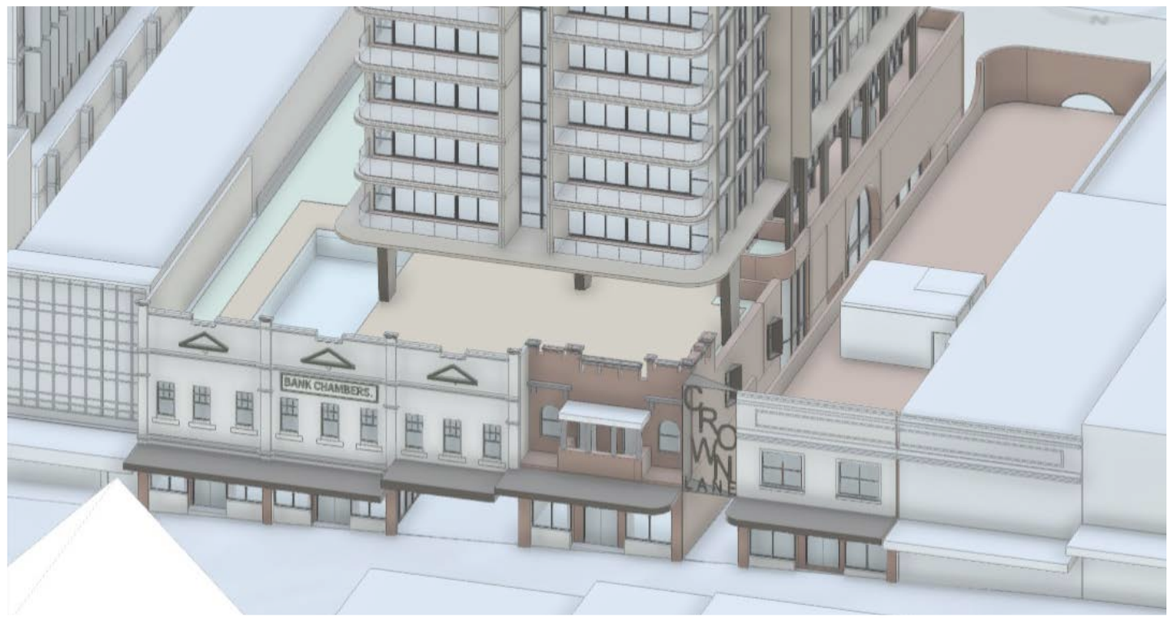


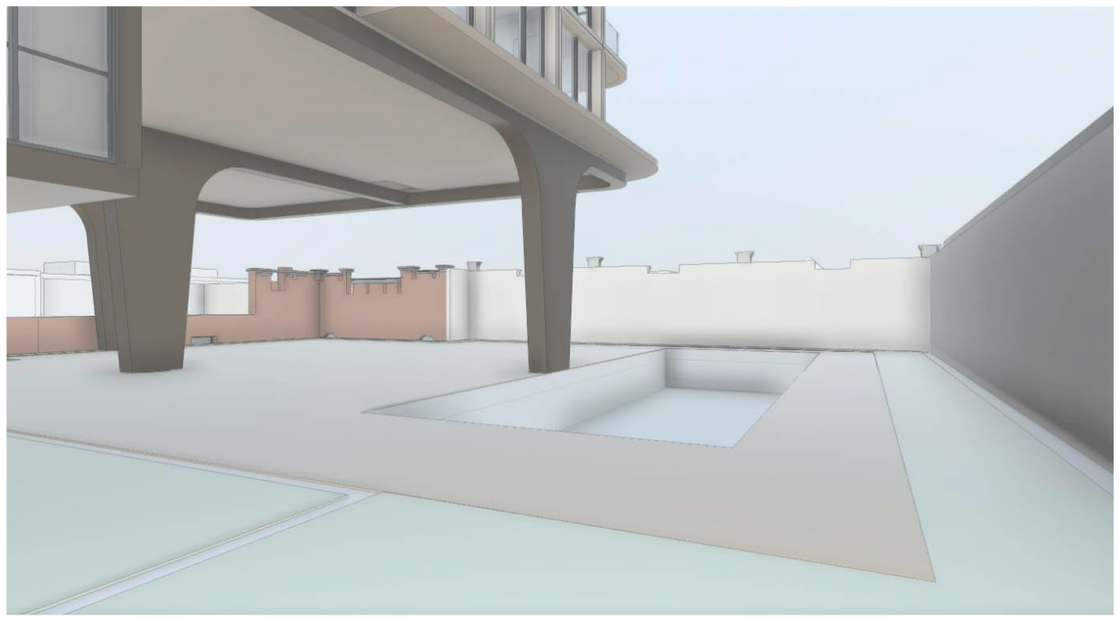
Crown Lane and Mall Entry Forecourt

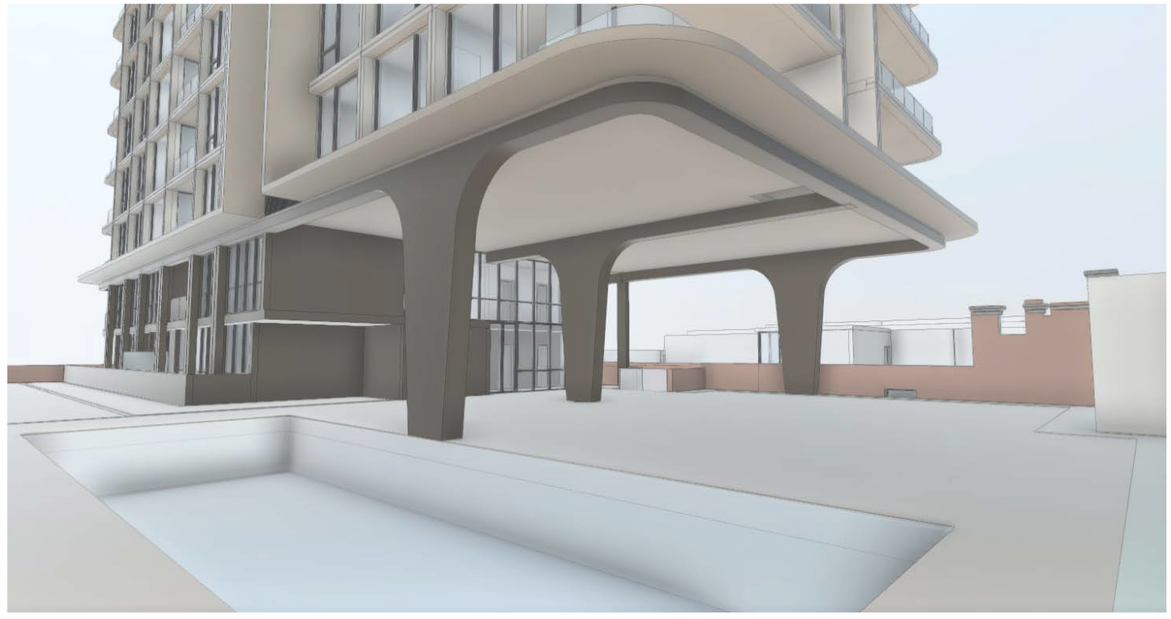


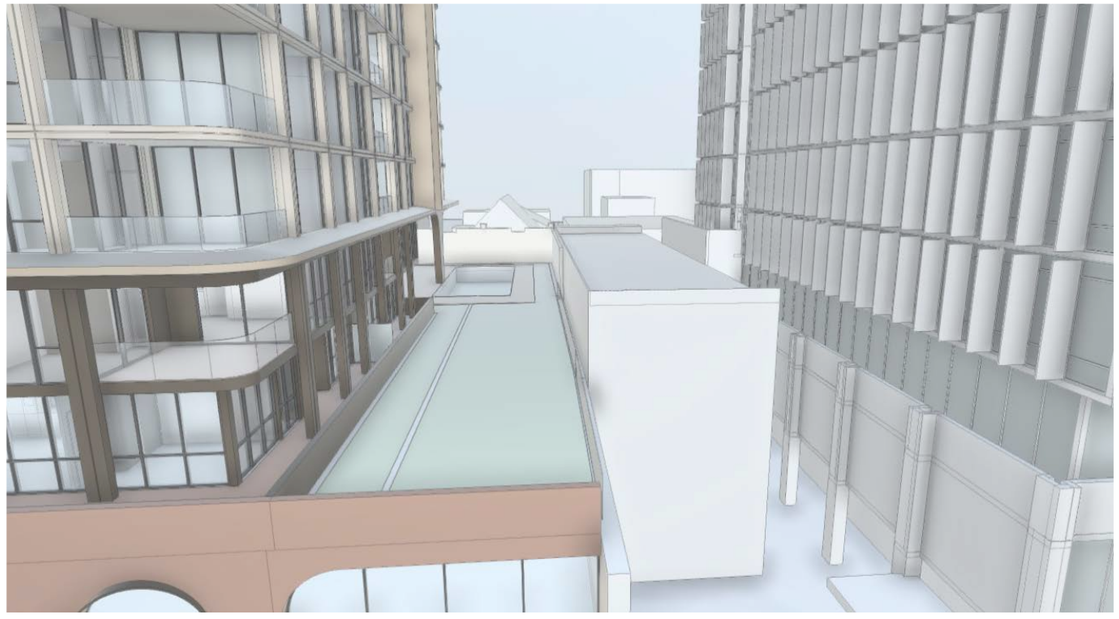
Civic Spaces and Landscape Areas

Level Two - Communal Open Spaces



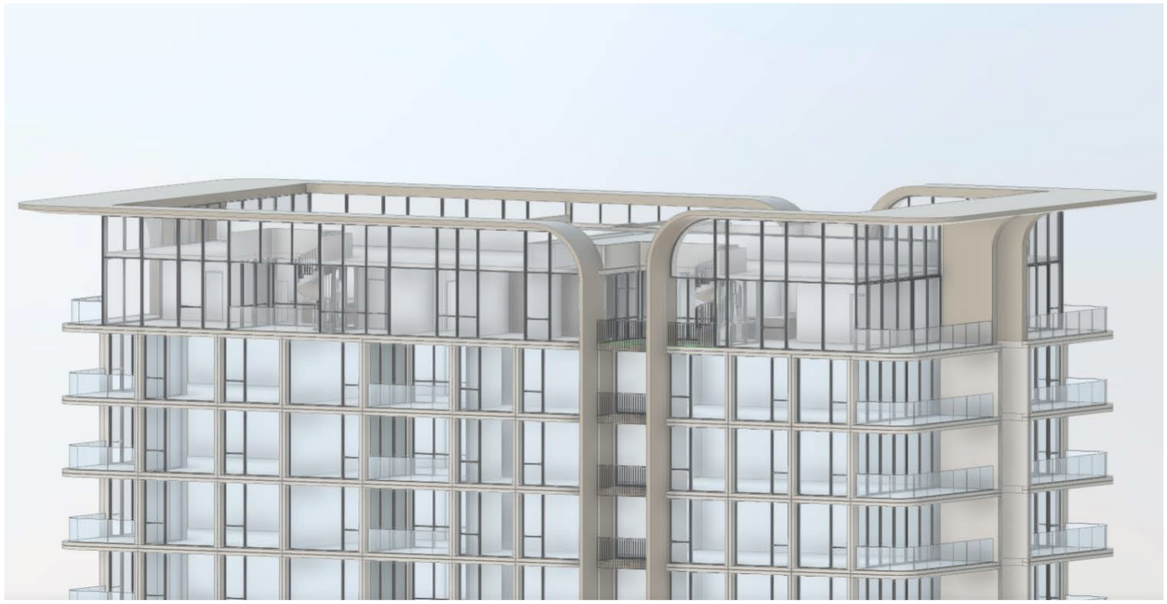


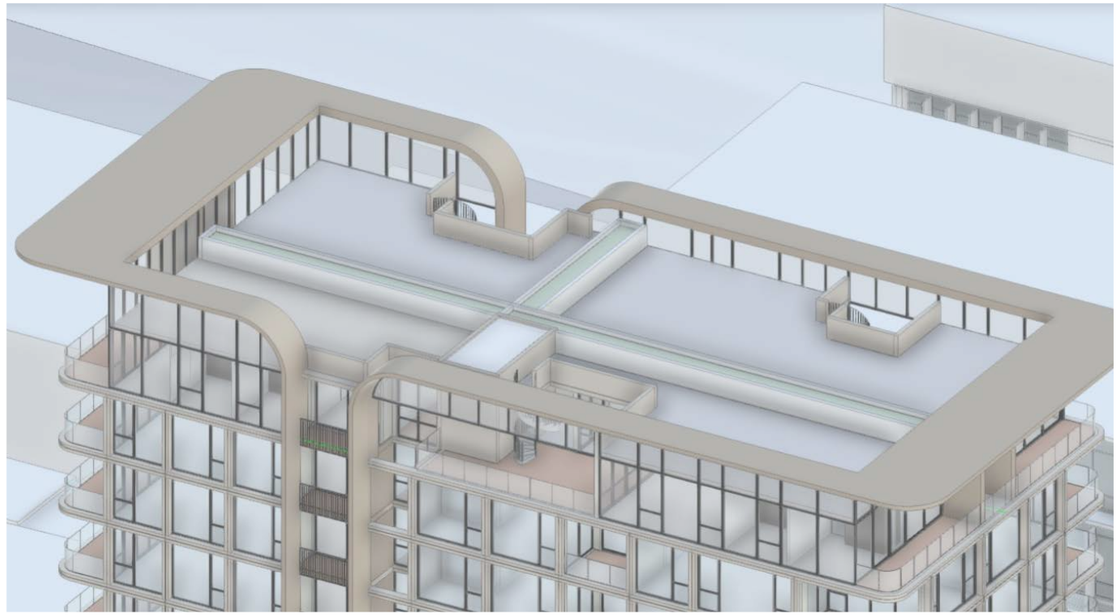


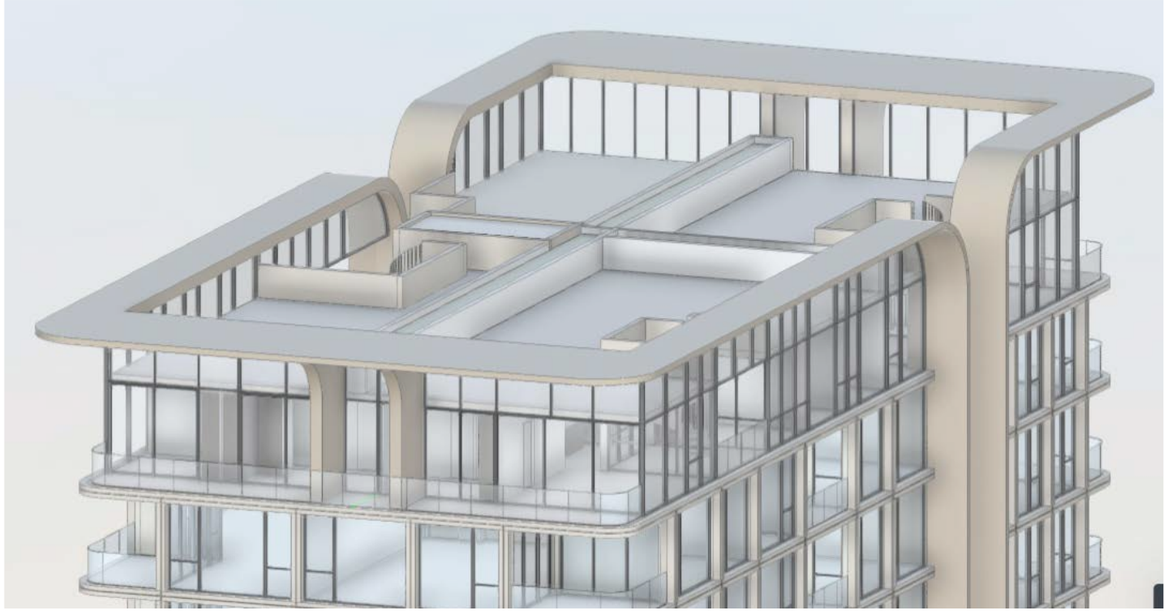


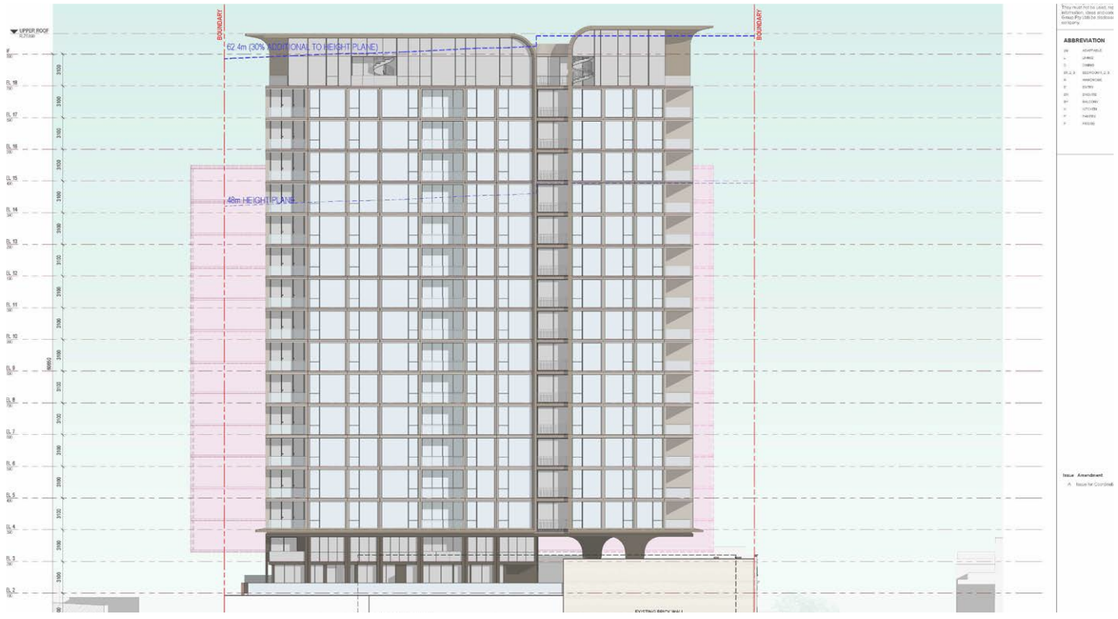
Civic Spaces and Landscape Areas

Rooftop - Private Open Space









For Reference - Laneway Precedent Projects

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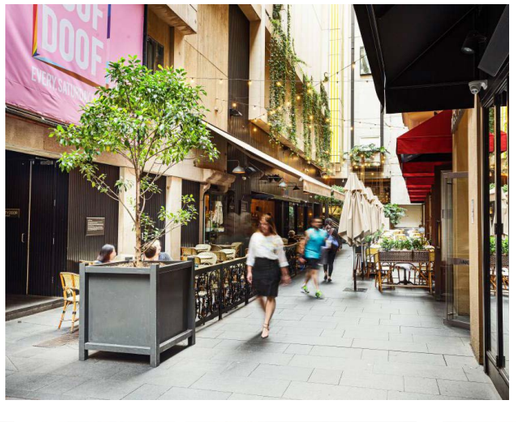

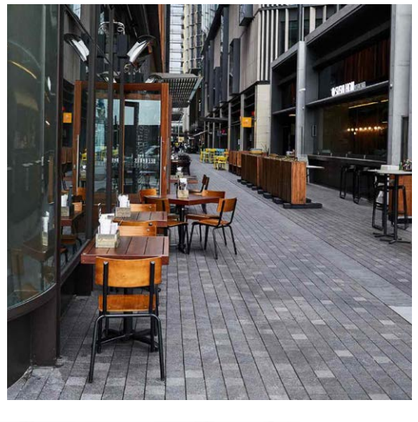
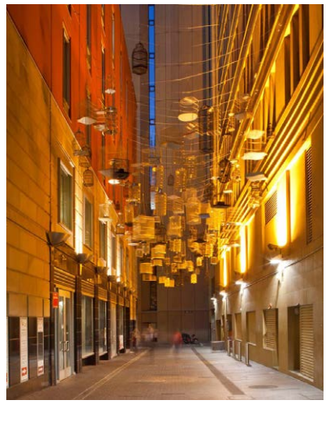

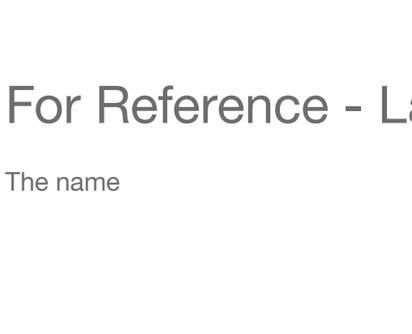
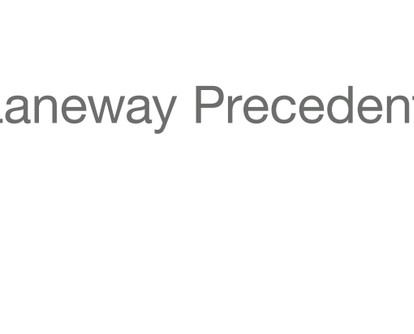

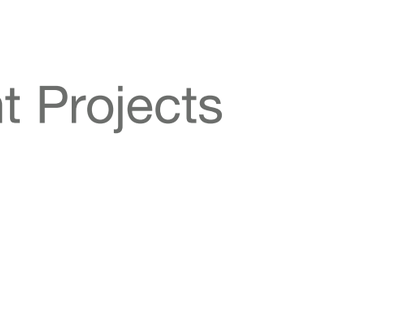

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131 Crown Street, Wollongong | Landscape Concept

Client	name	Drawing Number	00
Architect	Metropoint Group Architects	Issue	A
Site Image Job Number	SS24-5299	Date	05.03.2024

For Reference - Laneway Precedent : Barrangaroo

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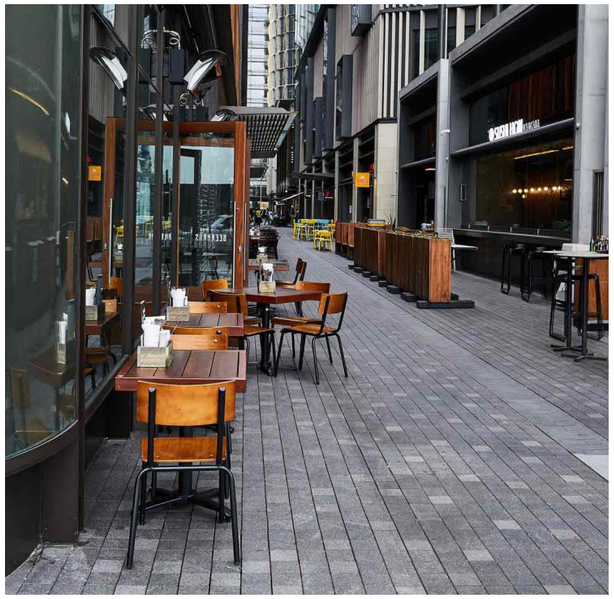

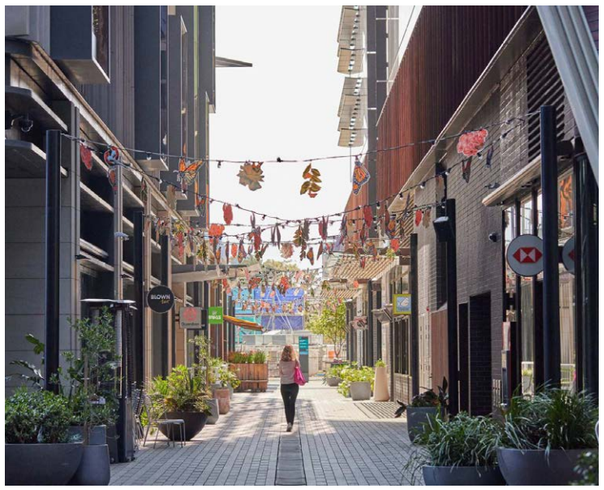

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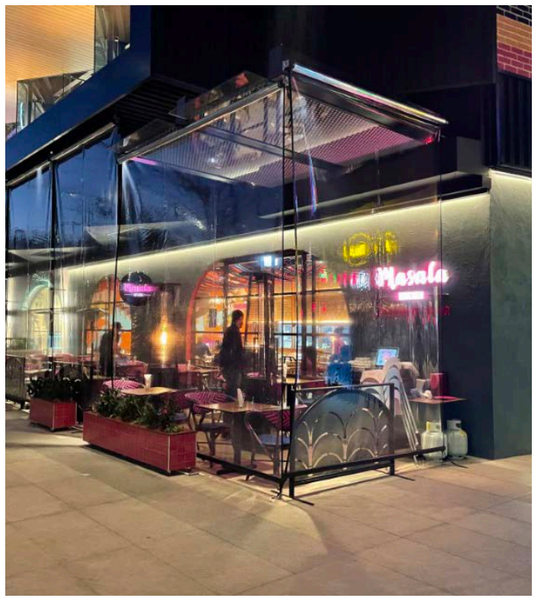
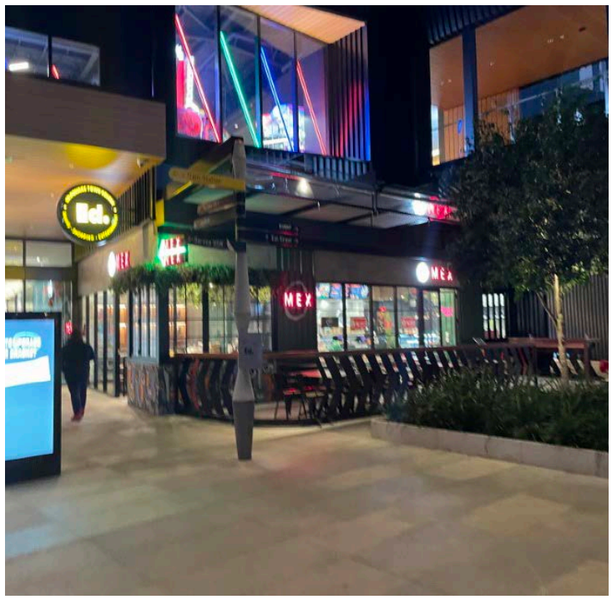
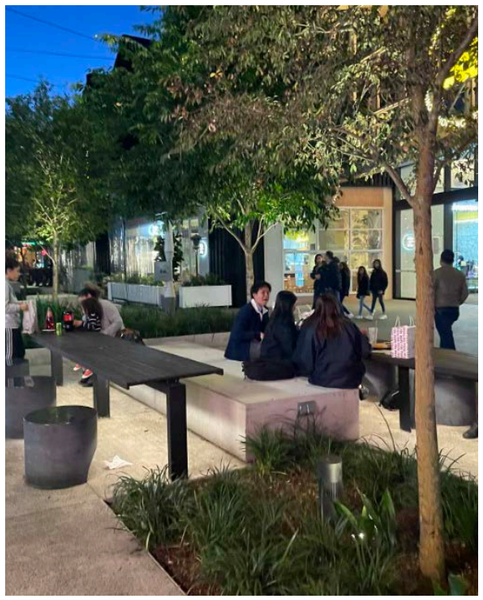
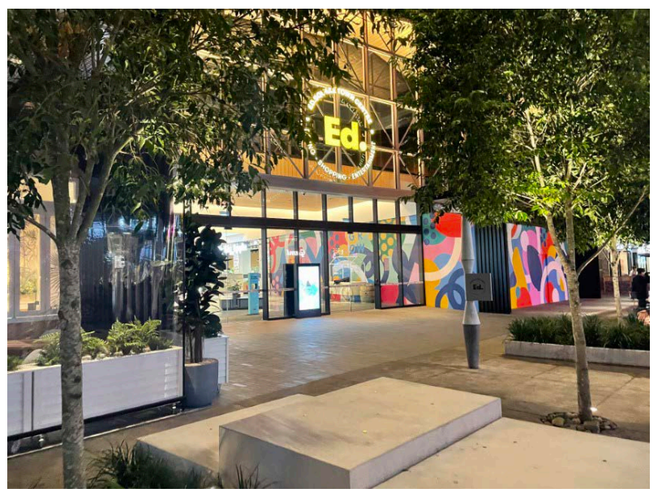
Client	name	Drawing Number	00
Architect	Metropoint Group Architects	Issue	A
Site Image Job Number	SS24-5299	Date	05.03.2024

For Reference - Laneway Precedent : Ed Square









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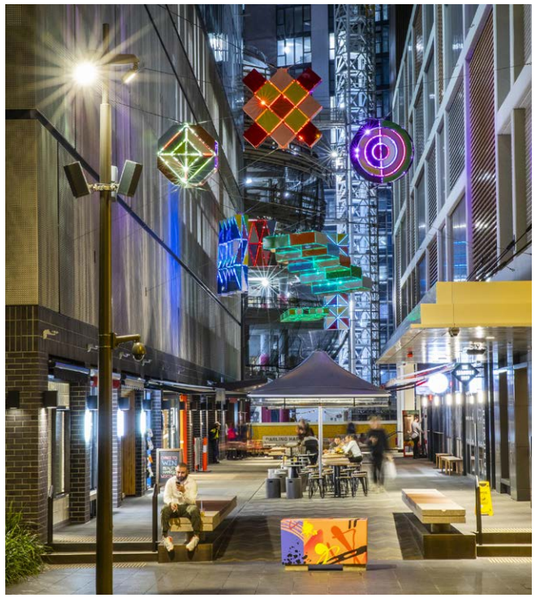
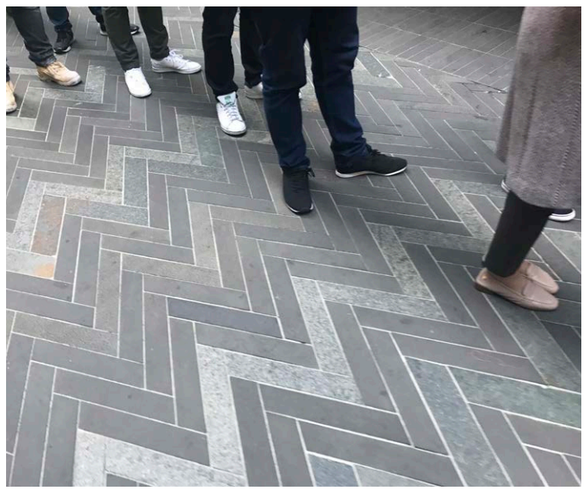
131 Crown Street, Wollongong | Landscape Concept

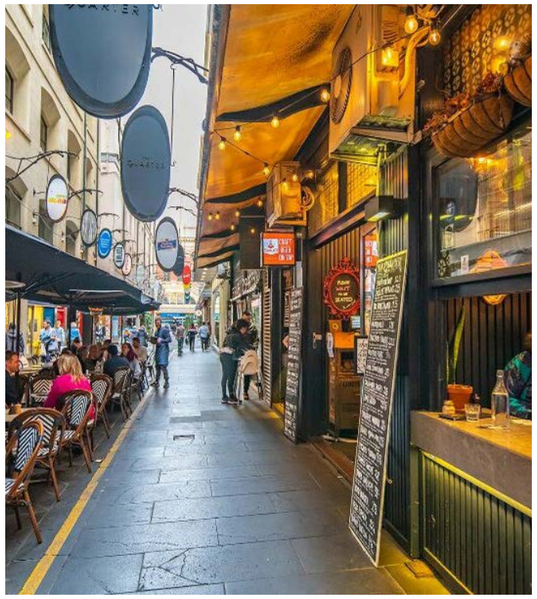
Client	name	Drawing Number	00
Architect	Metropoint Group Architects	Issue	A
Site Image Job Number	SS24-5299	Date	05.03.2024

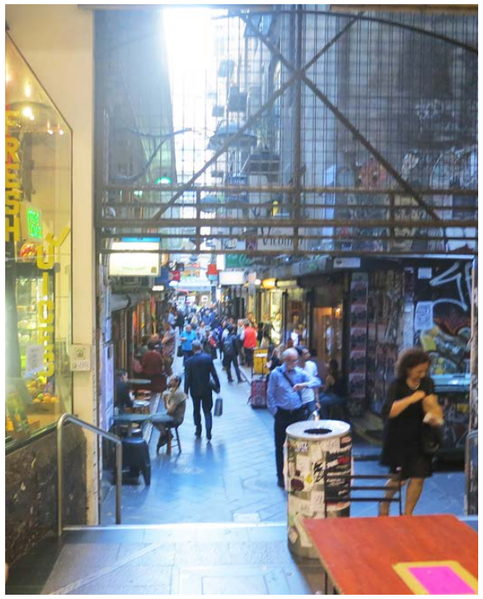
For Reference - Laneway Precedent : Darling Square - Steam Mill Lane





For Reference - Laneway Precedents : Melbourne





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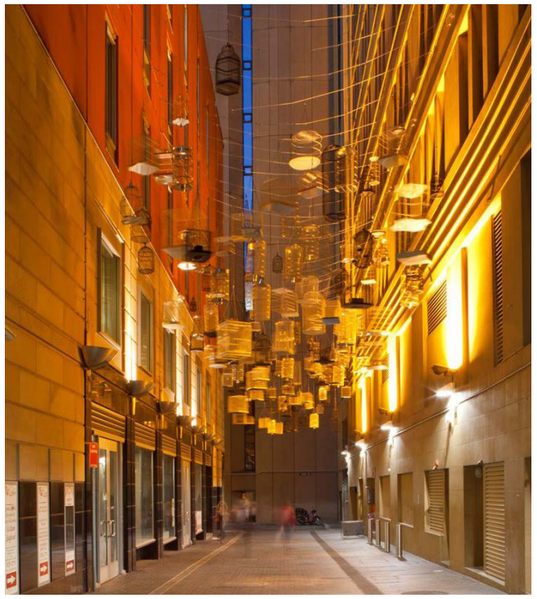
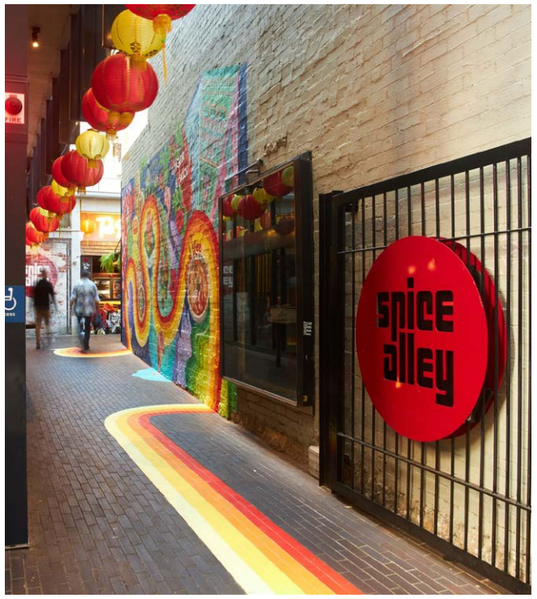
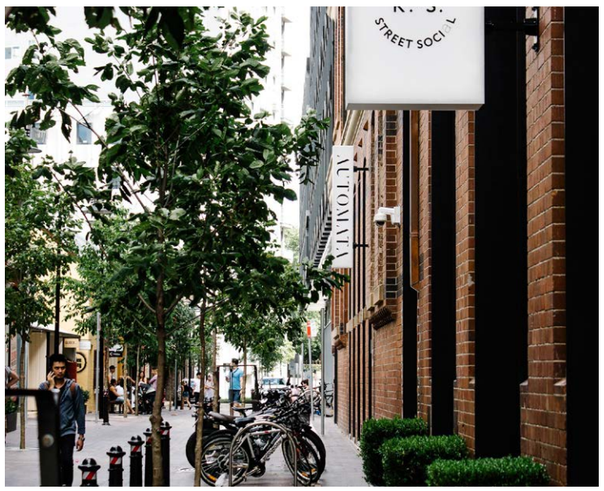
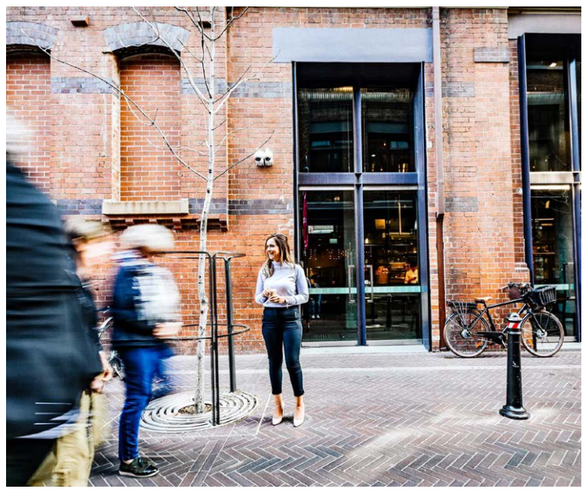
For Reference - Laneway Precedents : Ivy / Ash Street, Sydney (Site Image)



For Reference - Laneway Precedents : Central Park - Kensington Lane





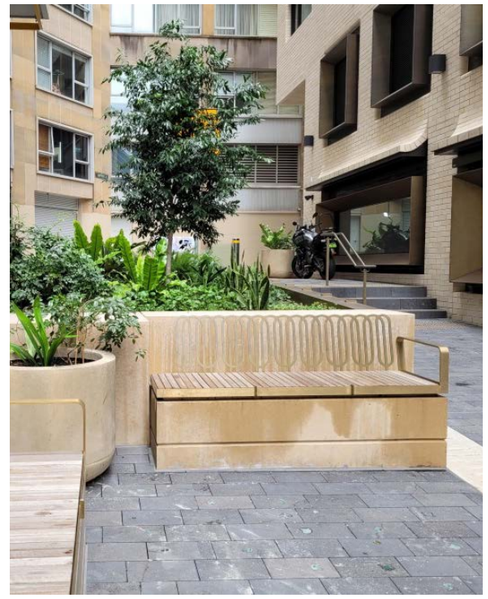


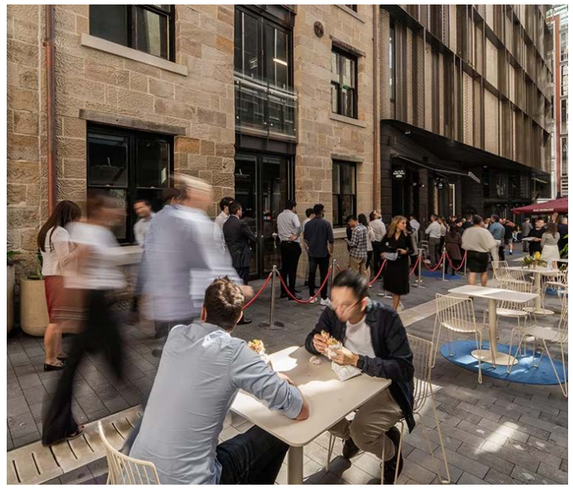
SITE IMAGE
Landscape Architects

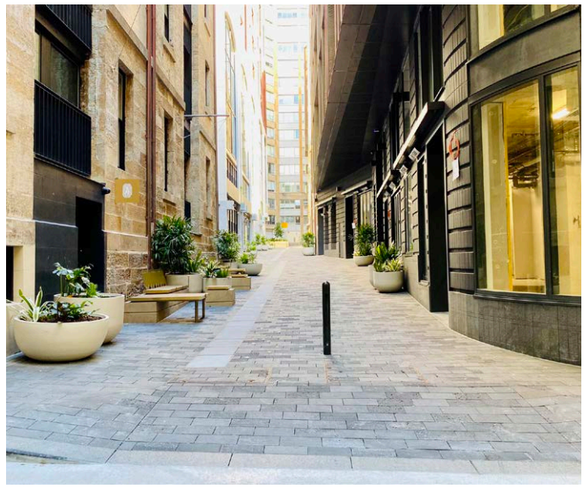
131 Crown Street, Wollongong | Landscape Concept

Client	name	Drawing Number	00
Architect	Metropoint Group Architects	Issue	A
Site Image Job Number	SS24-5299	Date	05.03.2024

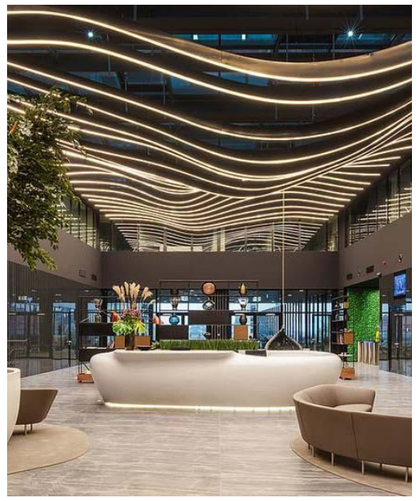
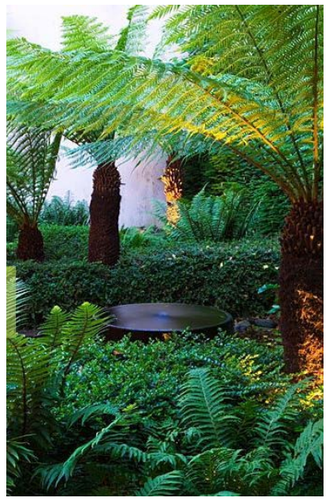
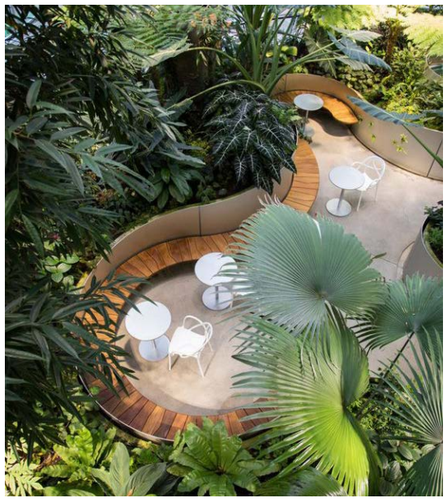
For Reference - Laneway Precedents : Quay Quarter Lanes

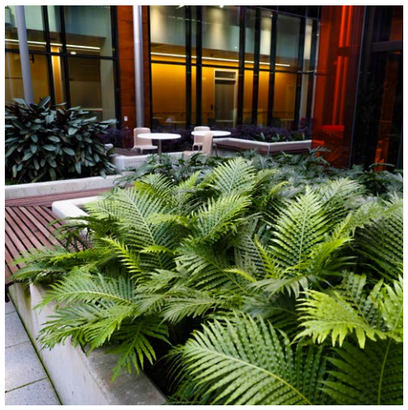


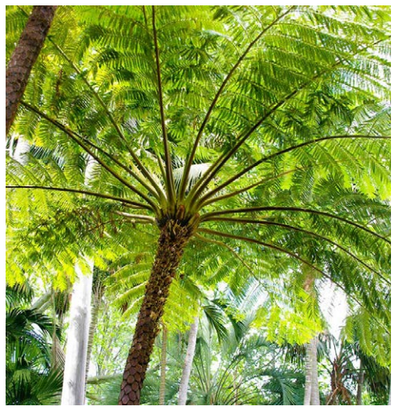
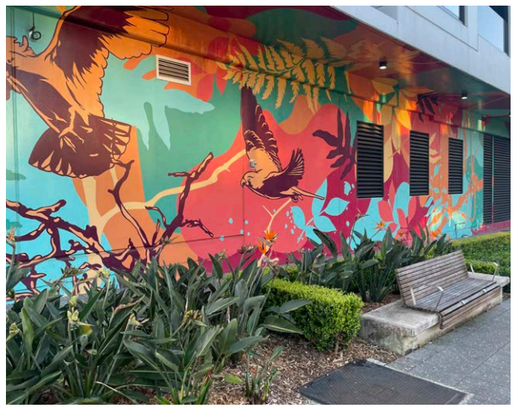
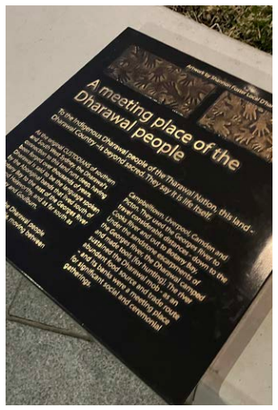


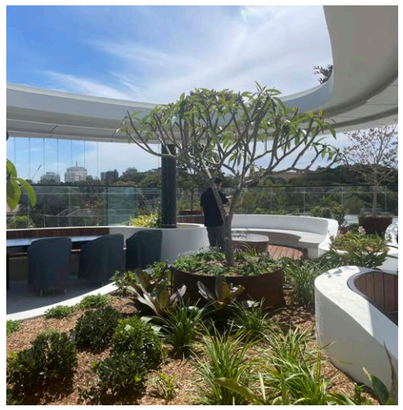
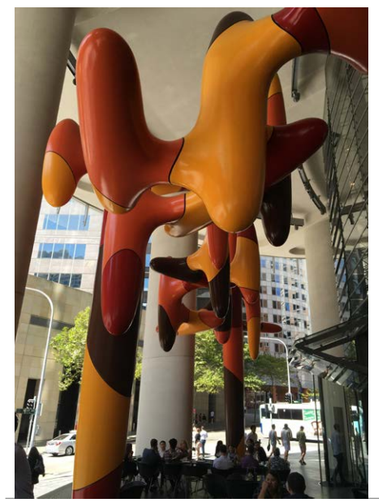


Design Imagery - various elements and opportunities



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Landscape Architects

131 Crown Street, Wollongong | Landscape Concept

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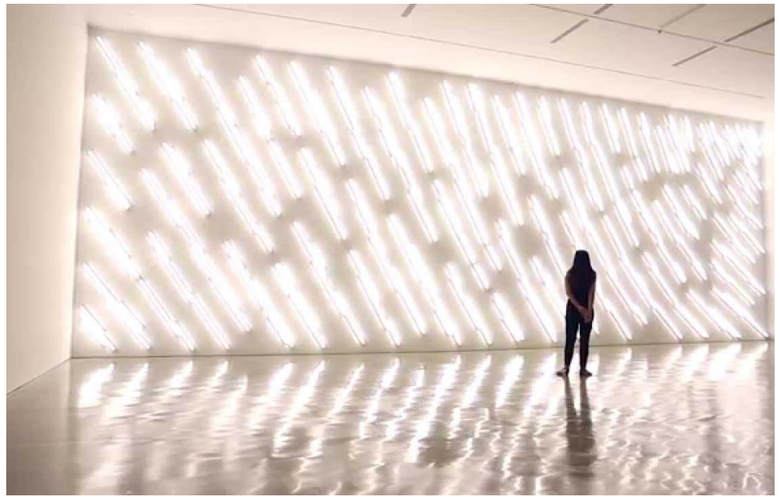
Design Imagery - various elements and opportunities



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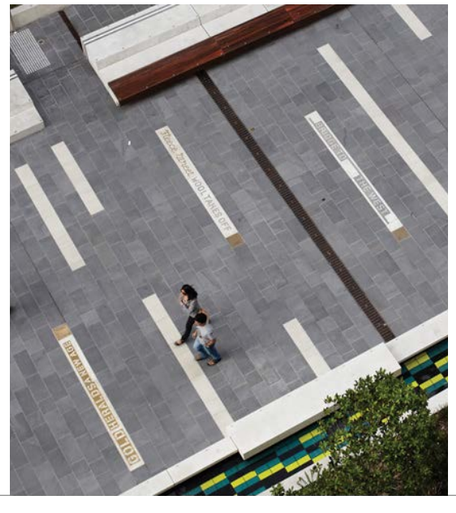
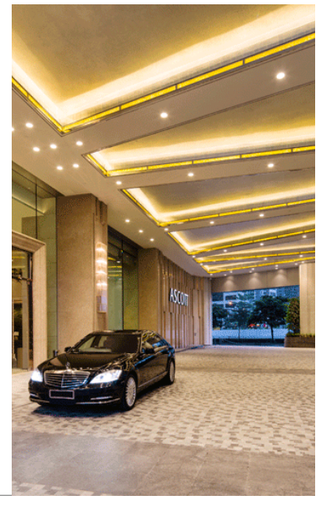

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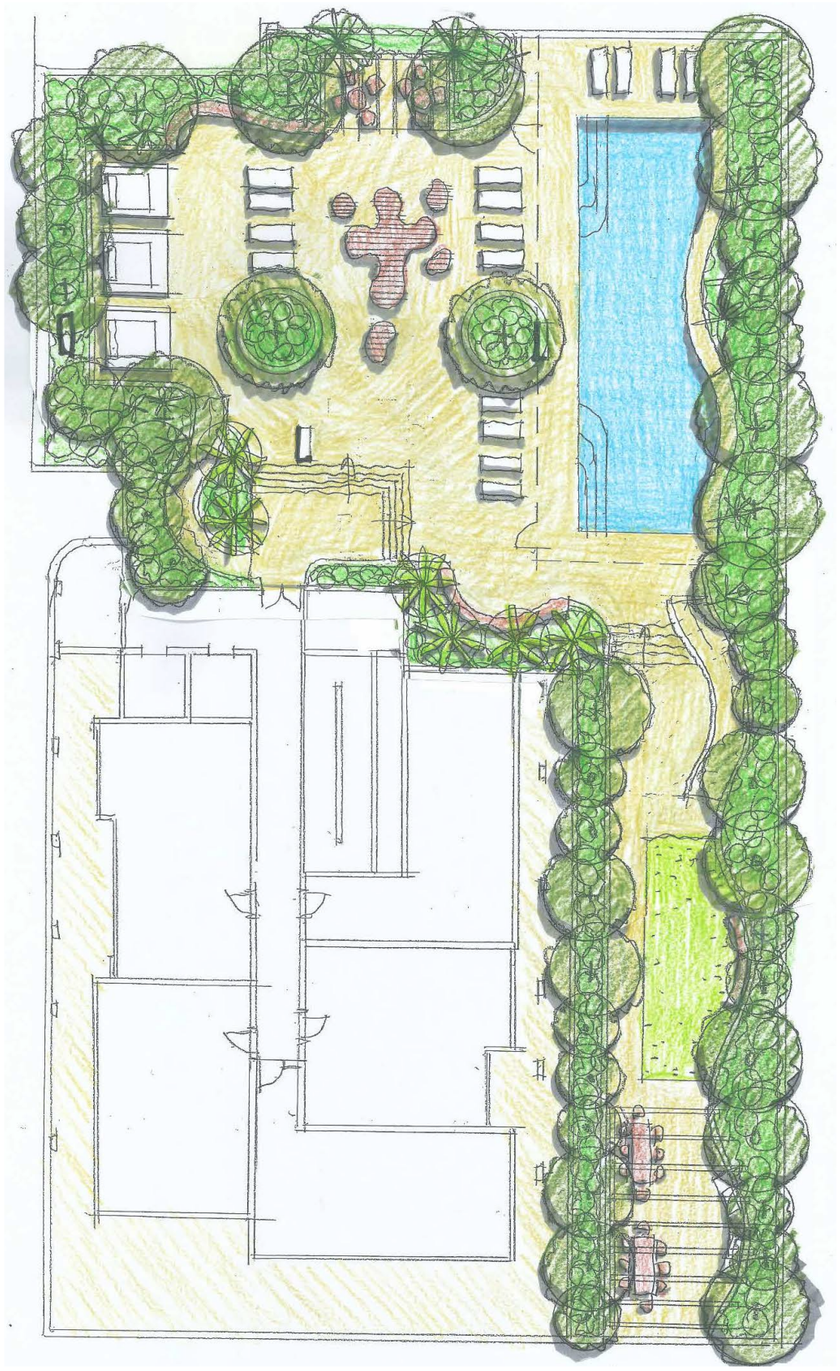
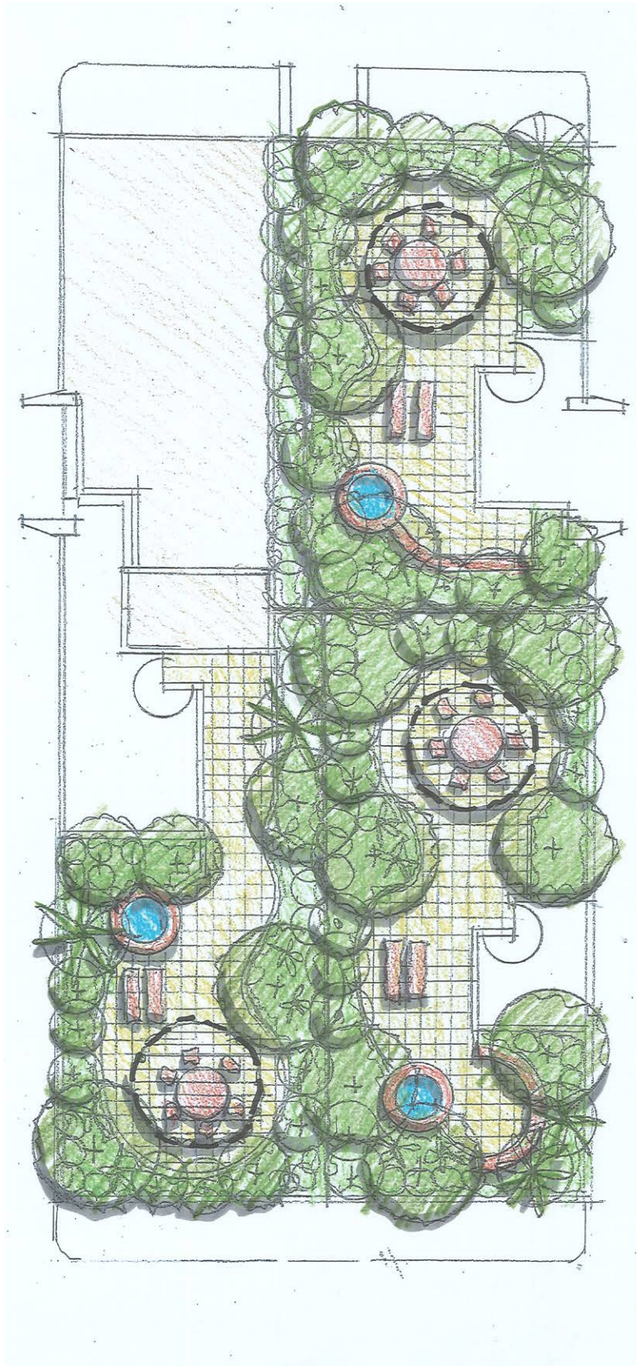
Landscape Areas

Level Two - Communal Open Space

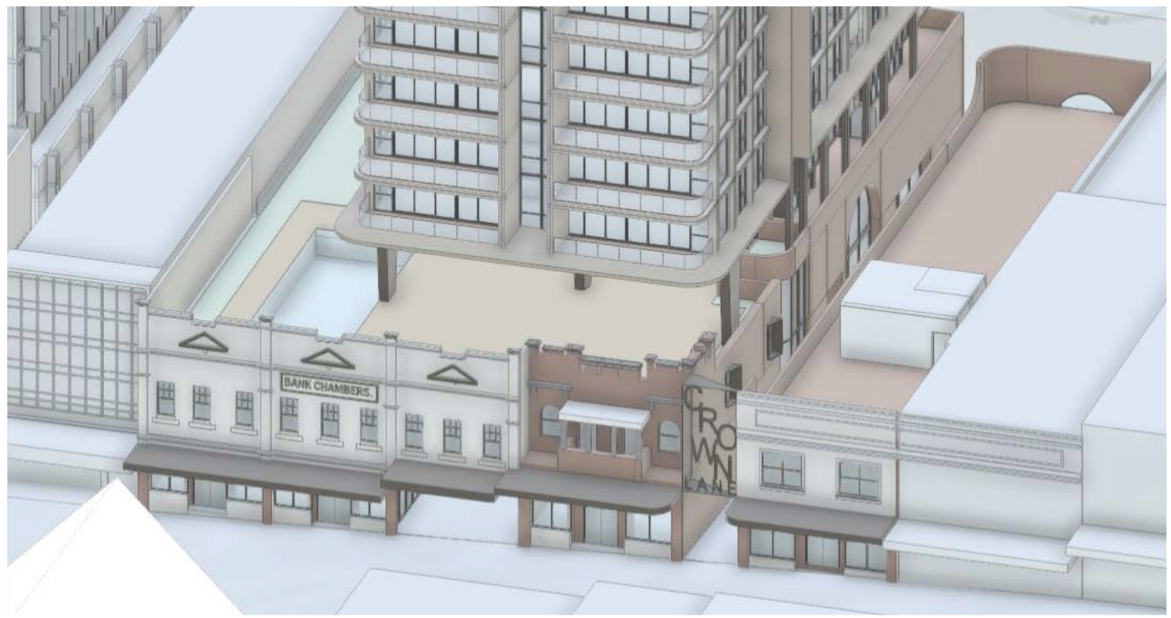


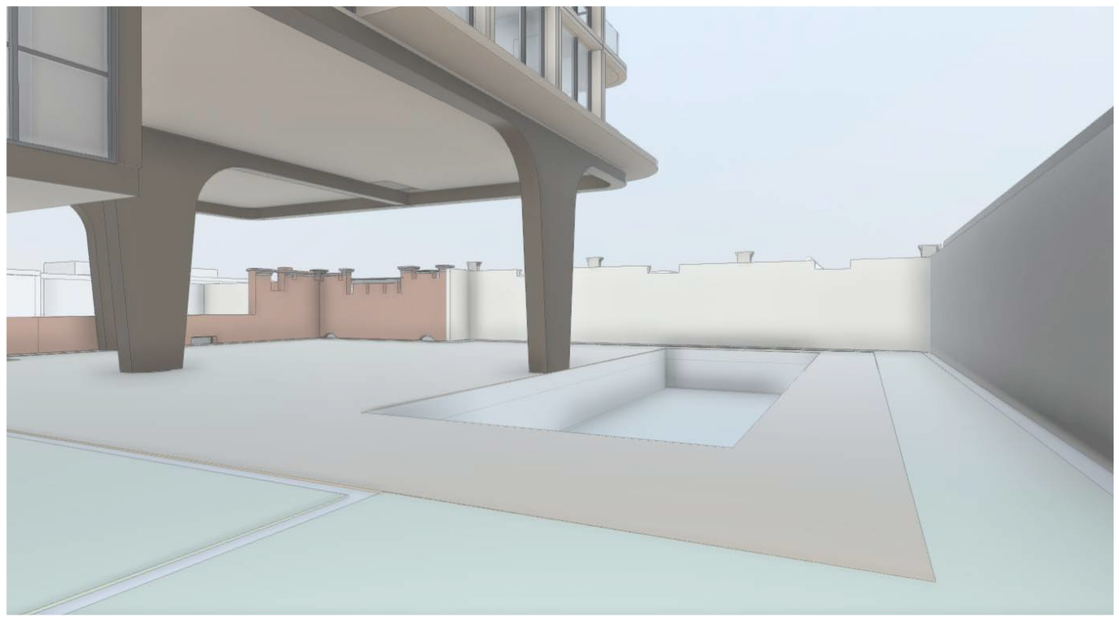
Rooftop - Private Open Space

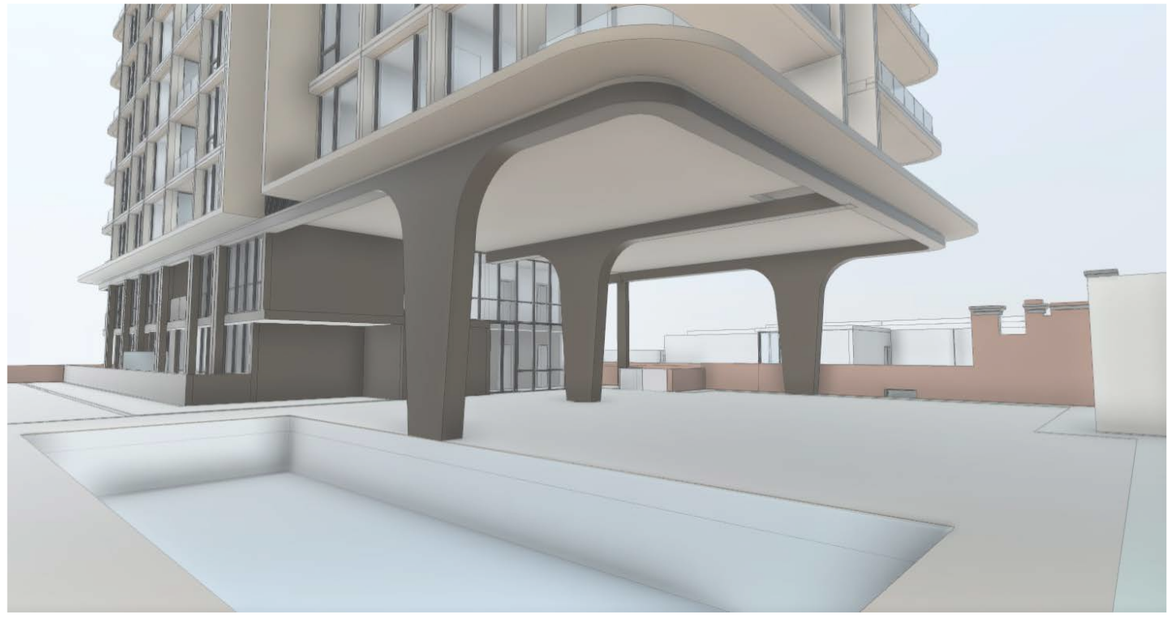


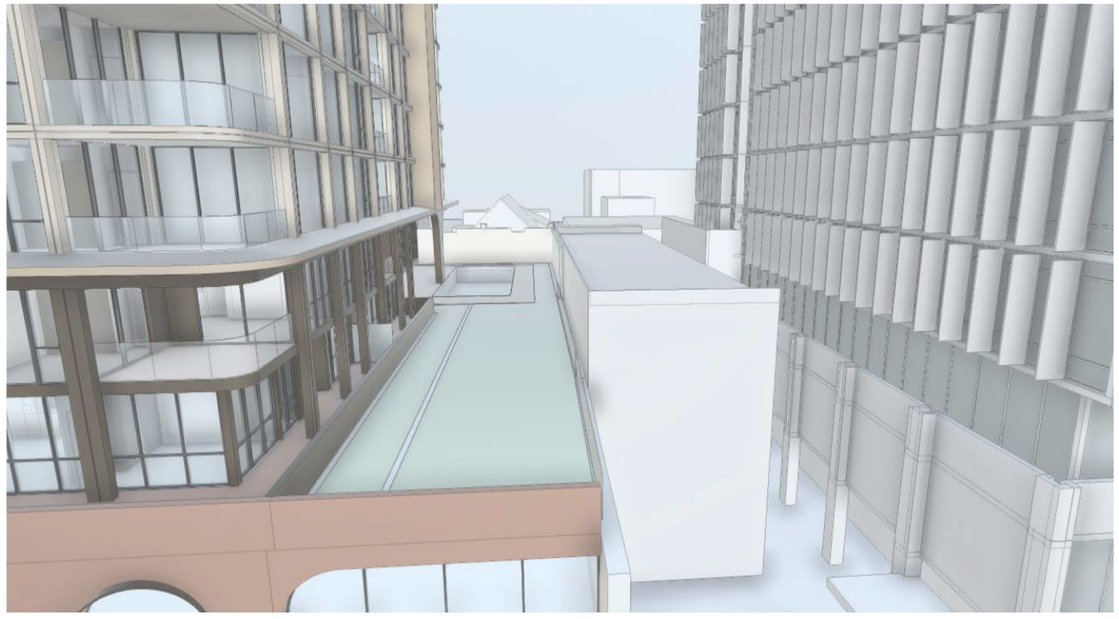
Civic Spaces and Landscape Areas

Level Two - Communal Open Spaces

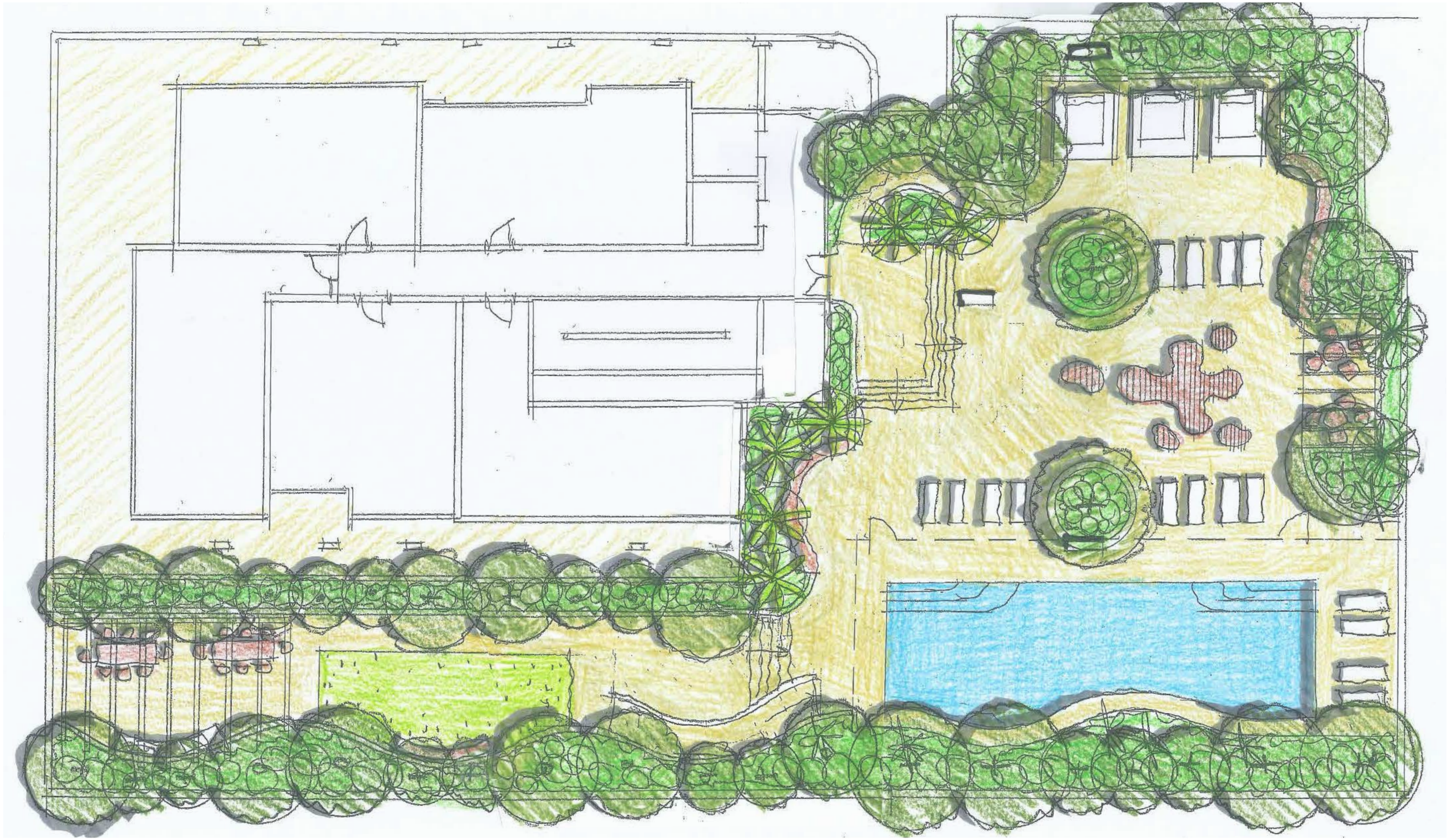




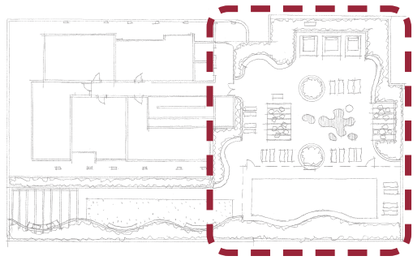




Level Two - Communal Pool Area

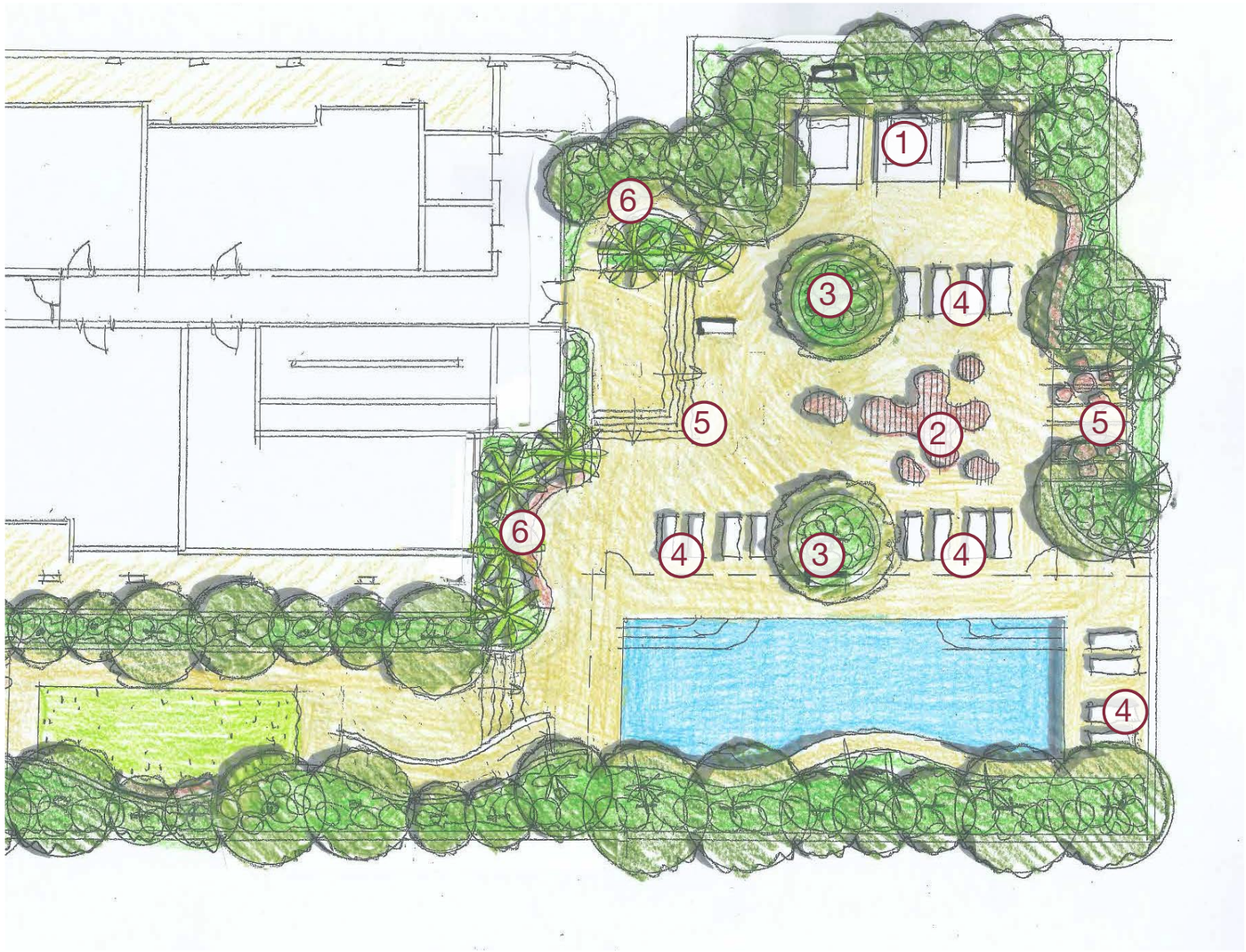


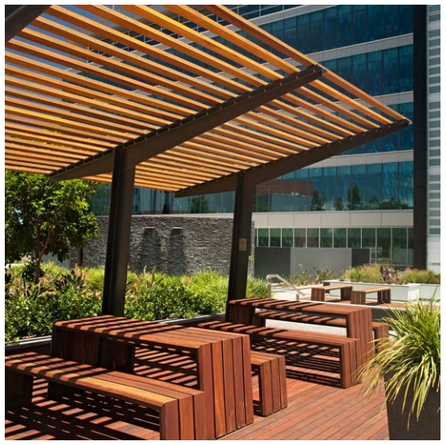
Level Two - Common Open Space

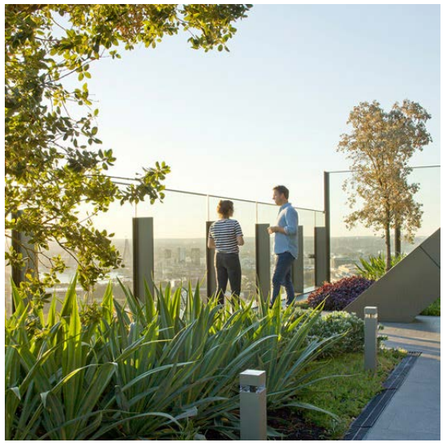


The communal pool area concept embodies a seamless blend of luxury and natural allure. Large palisade-style cabanas serve as focal points, offering seclusion and shelter, while splash-shaped seating elements evoke playful interaction. Elevated circular planters with feature trees breaking up & greening the space. Lounges and covered decks offer different ways to relax, creating a luxurious and tranquil atmosphere. Curved benches blend in smoothly, bringing people together in the peaceful surroundings.

1. Large palisade style cabanas
2. Splash shaped seating
3. Raised circular planters with trees
4. Lounge seating
5. Covered deck areas with seating below
6. Built-in curved bench seating



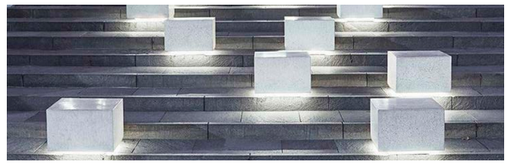


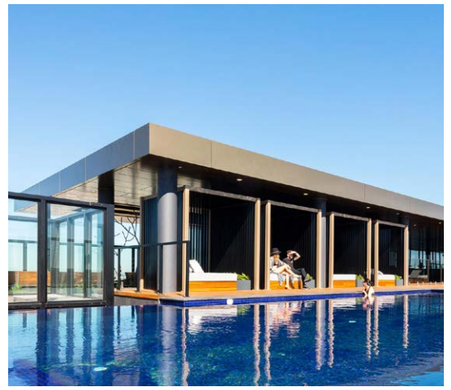


Indicative Design Imagery

Level Two - Signature ‘Social Media’ / Marketing Elements

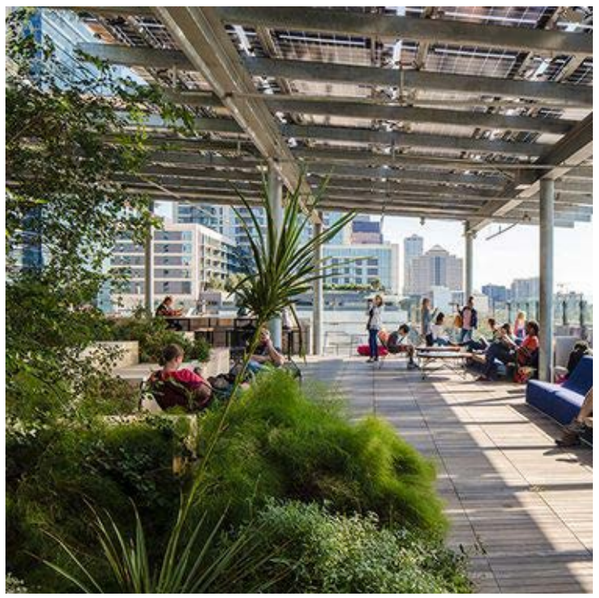
The communal pool area concept embodies a seamless blend of luxury and natural allure. Large palisade-style cabanas serve as focal points, offering seclusion and shelter, while splash-shaped seating elements evoke playful interaction. Elevated circular planters with feature trees breaking up & greening the space. Lounges and covered decks offer different ways to relax, creating a luxurious and tranquil atmosphere. Curved benches blend in smoothly, bringing people together in the peaceful surroundings.

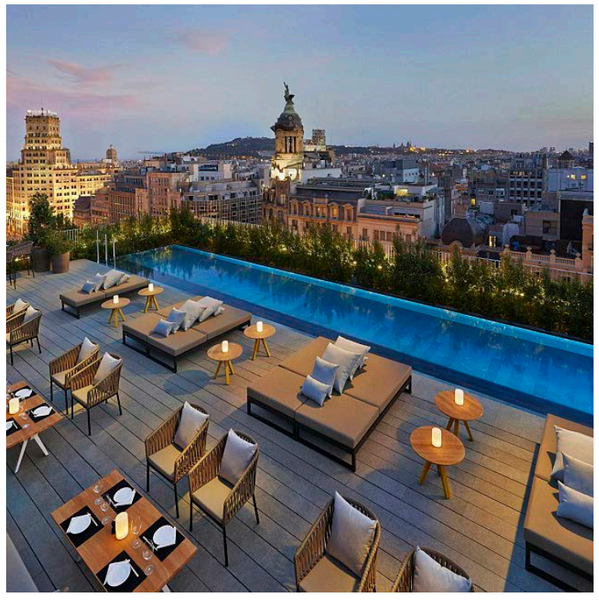
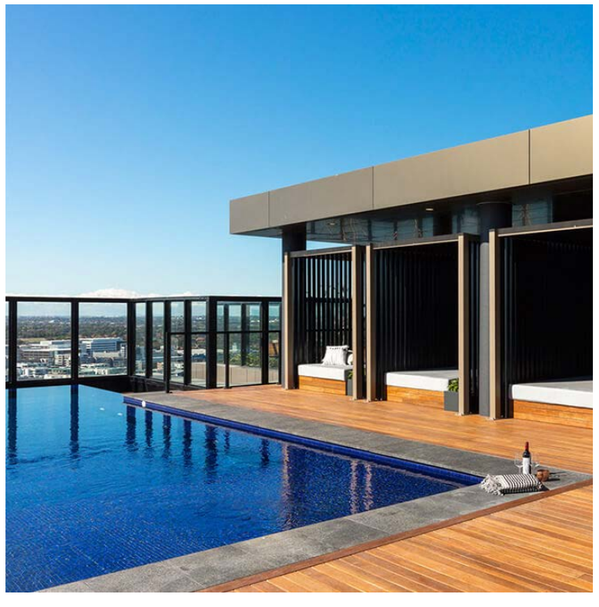
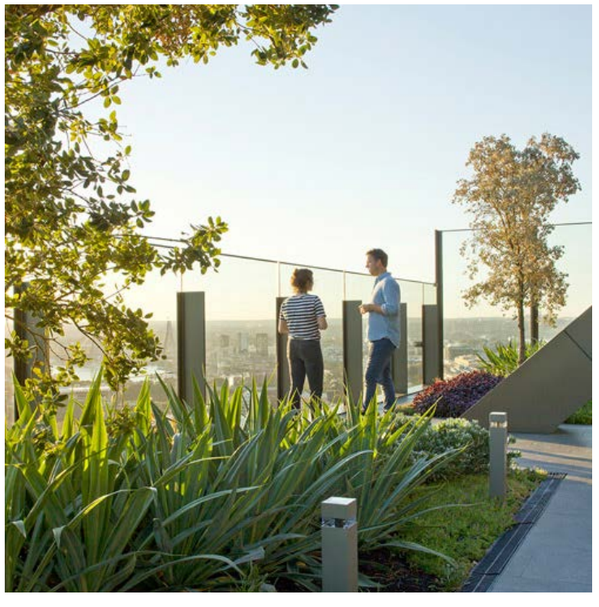




Indicative Design Imagery

Level Two - Common Open Space



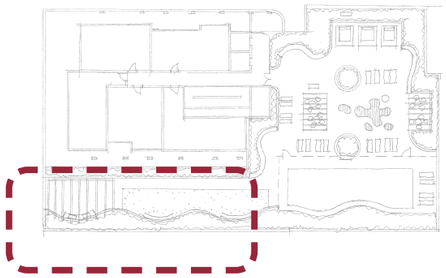




SITE IMAGE
Landscape Architects

131 Crown Street, Wollongong | Landscape Concept

Client	name	Drawing Number	00
Architect	Metropoint Group Architects	Issue	A
Site Image Job Number	SS24-5299	Date	05.03.2024

Level Two - Linear COS Terrace



The communal

1. Large palisade style cabanas
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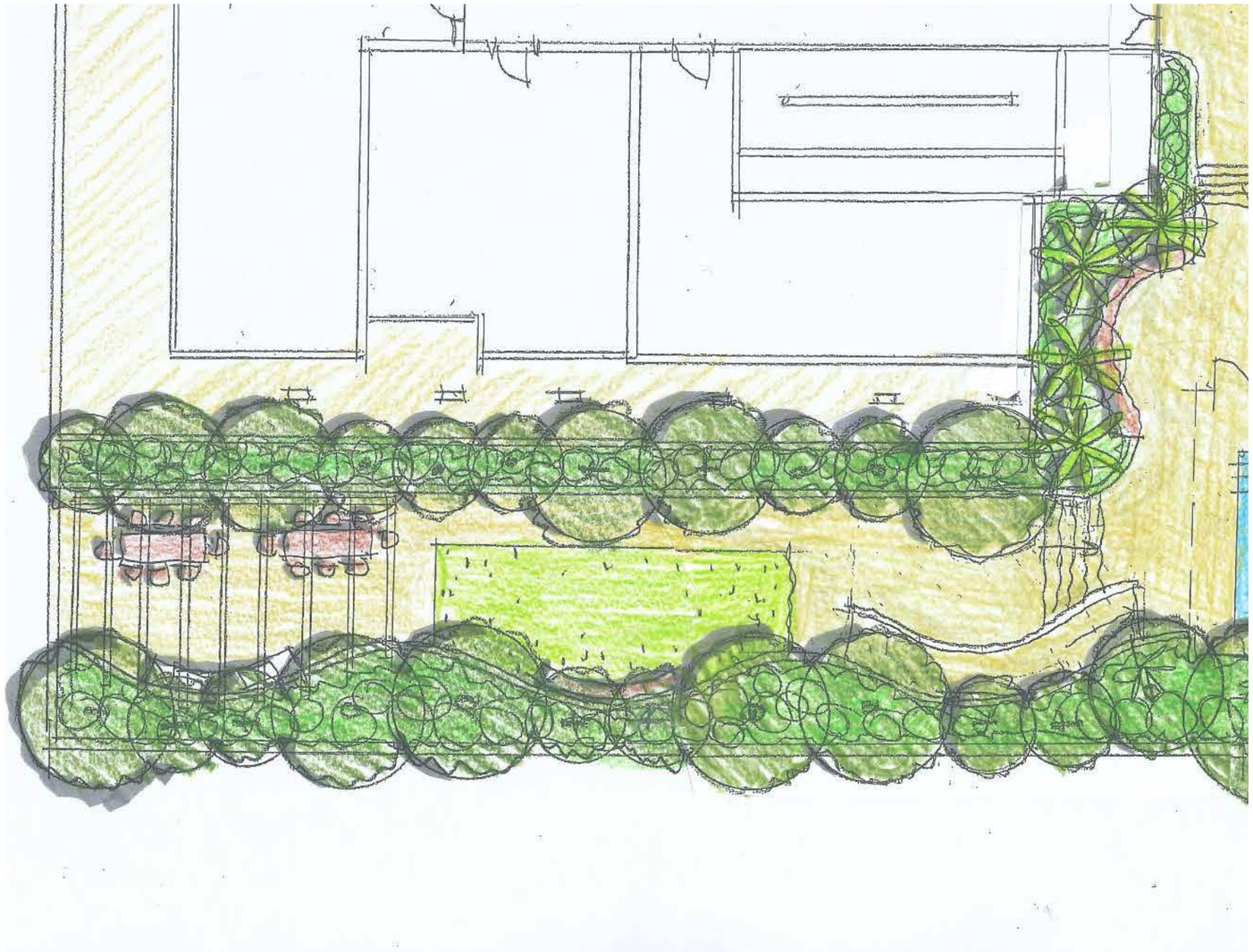
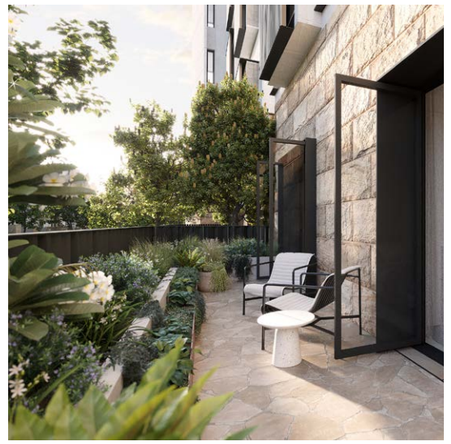
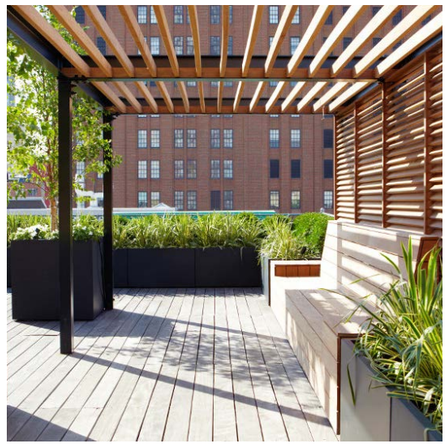


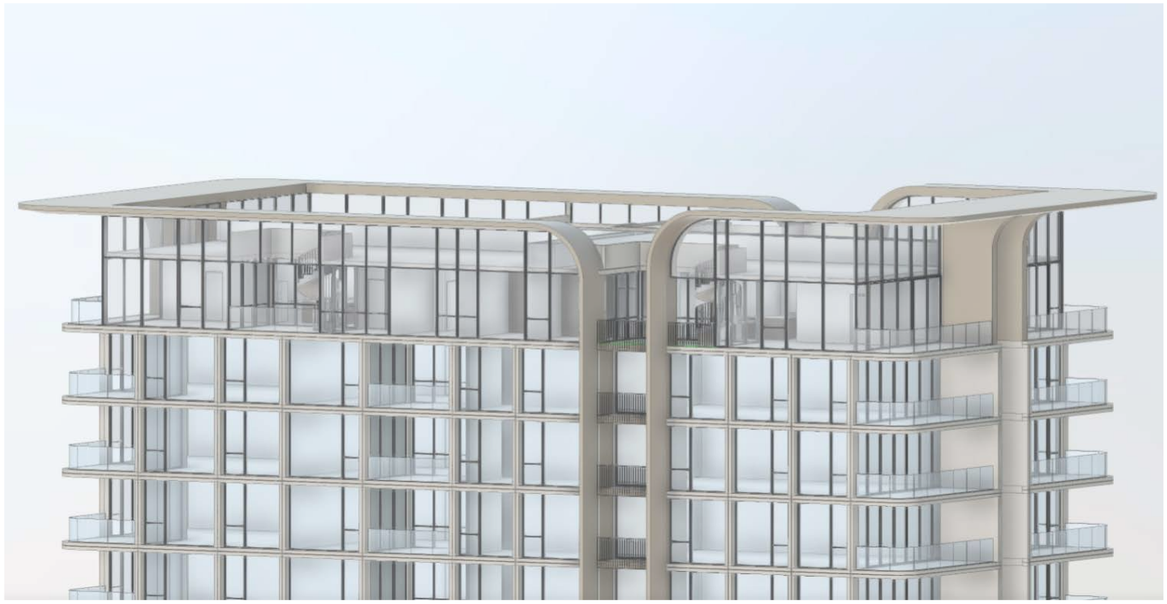


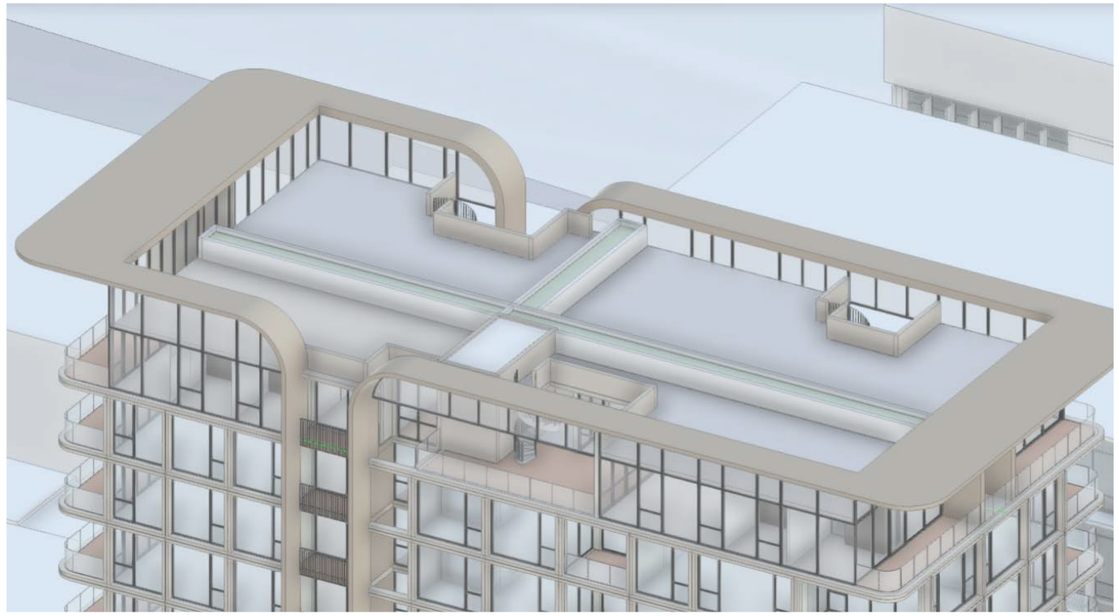


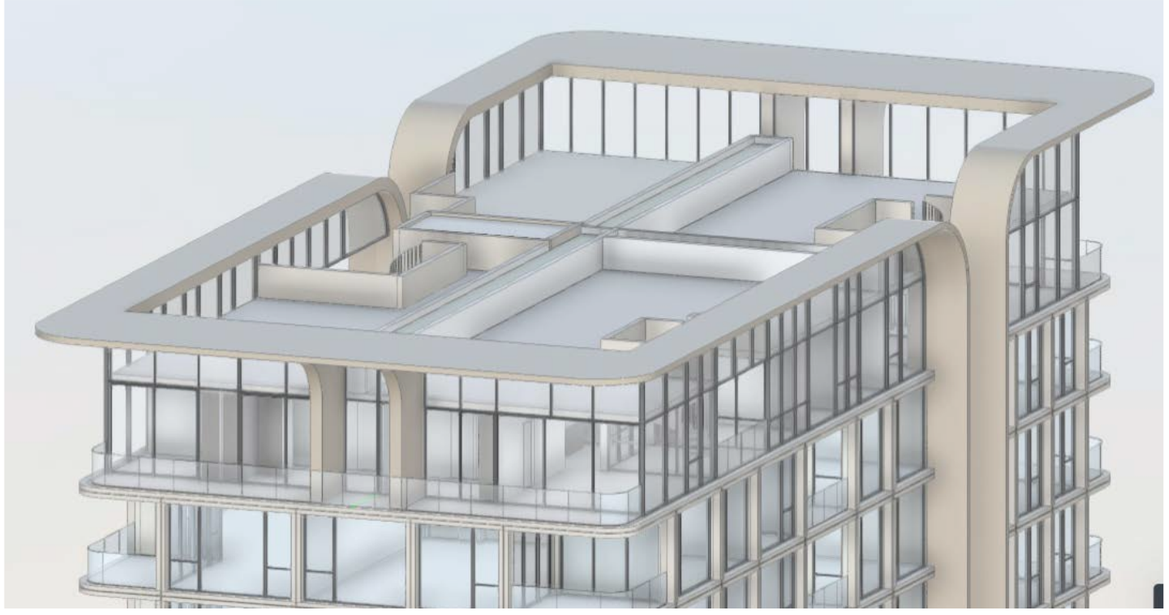
Indicative Design Imagery

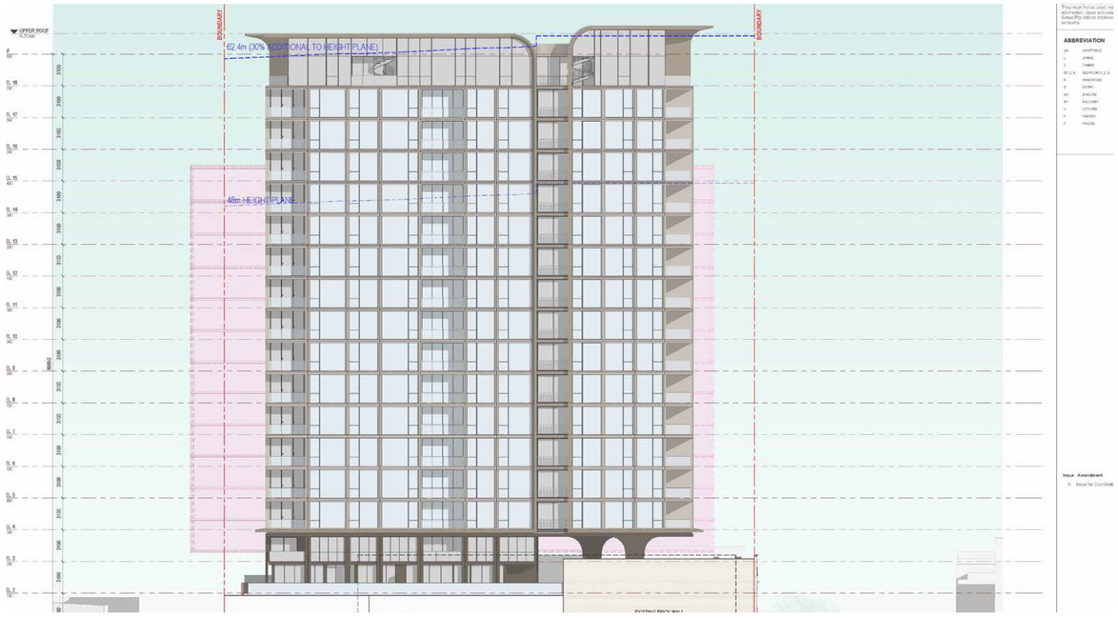
Civic Spaces and Landscape Areas

Rooftop - Private Open Space





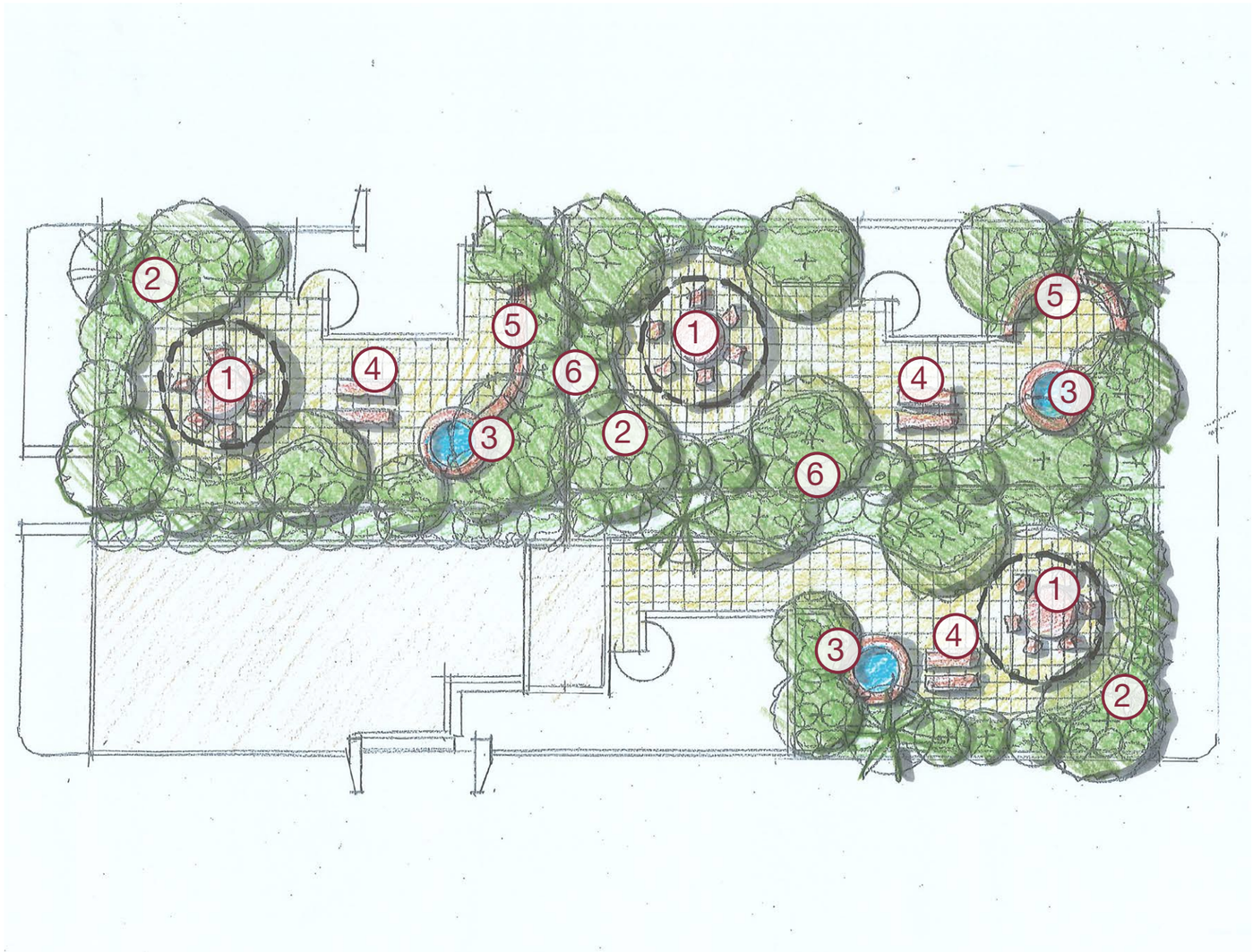


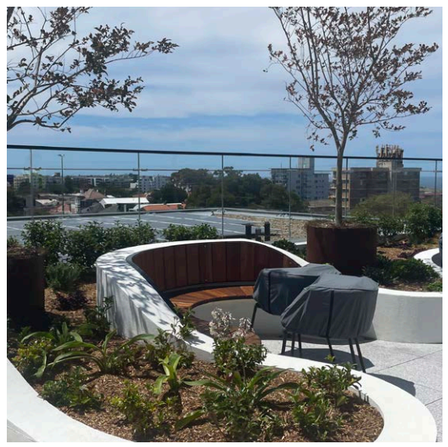


Rooftop - Private Courtyards

The rooftop concept epitomizes secluded sanctuaries amidst the urban landscape, boasting pergolas adorned with tables and chairs, raised planters for discreet seclusion, spa baths seamlessly integrated into planter walls, alongside lounge and bench seating. Curved palisade fencing elegantly delineates individual spaces, while pedestal unit paving underfoot adds to the aesthetic allure. This design concept imagines serene havens above the urban landscape, offering residents an escape characterized by luxury, comfort, and tranquility.

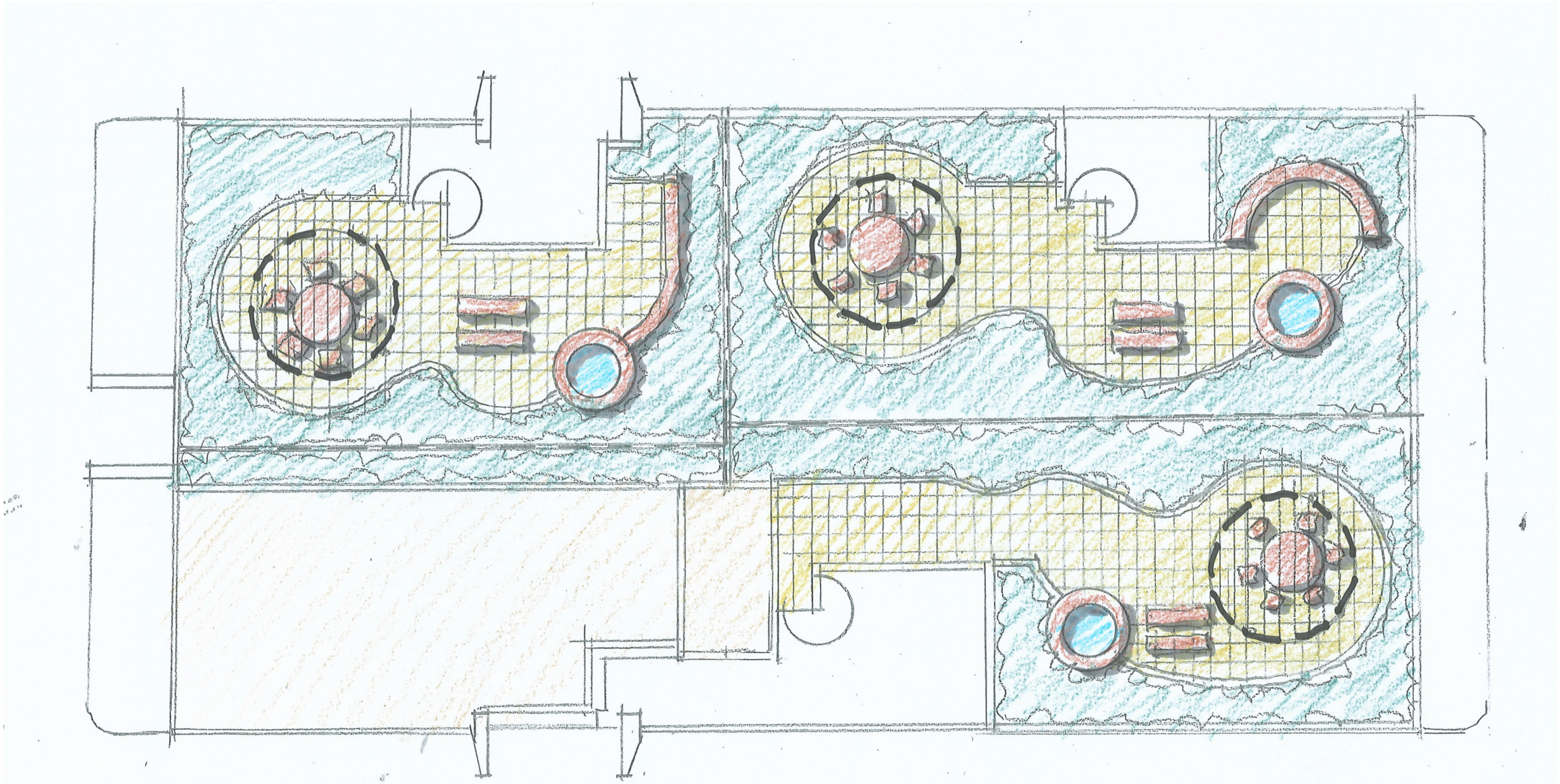
1. Pergola with tables & chairs underneath
2. Free flowing raised planters allow for privacy between courtyards
3. Spa baths integrated into planter walls
4. Lounge seating
5. Bench seating built into planter walls
6. Curved palisade fencing between courtyards
7. Pedestal unit paving





Indicative Design Imagery

Level Two - Linear COS Terrace



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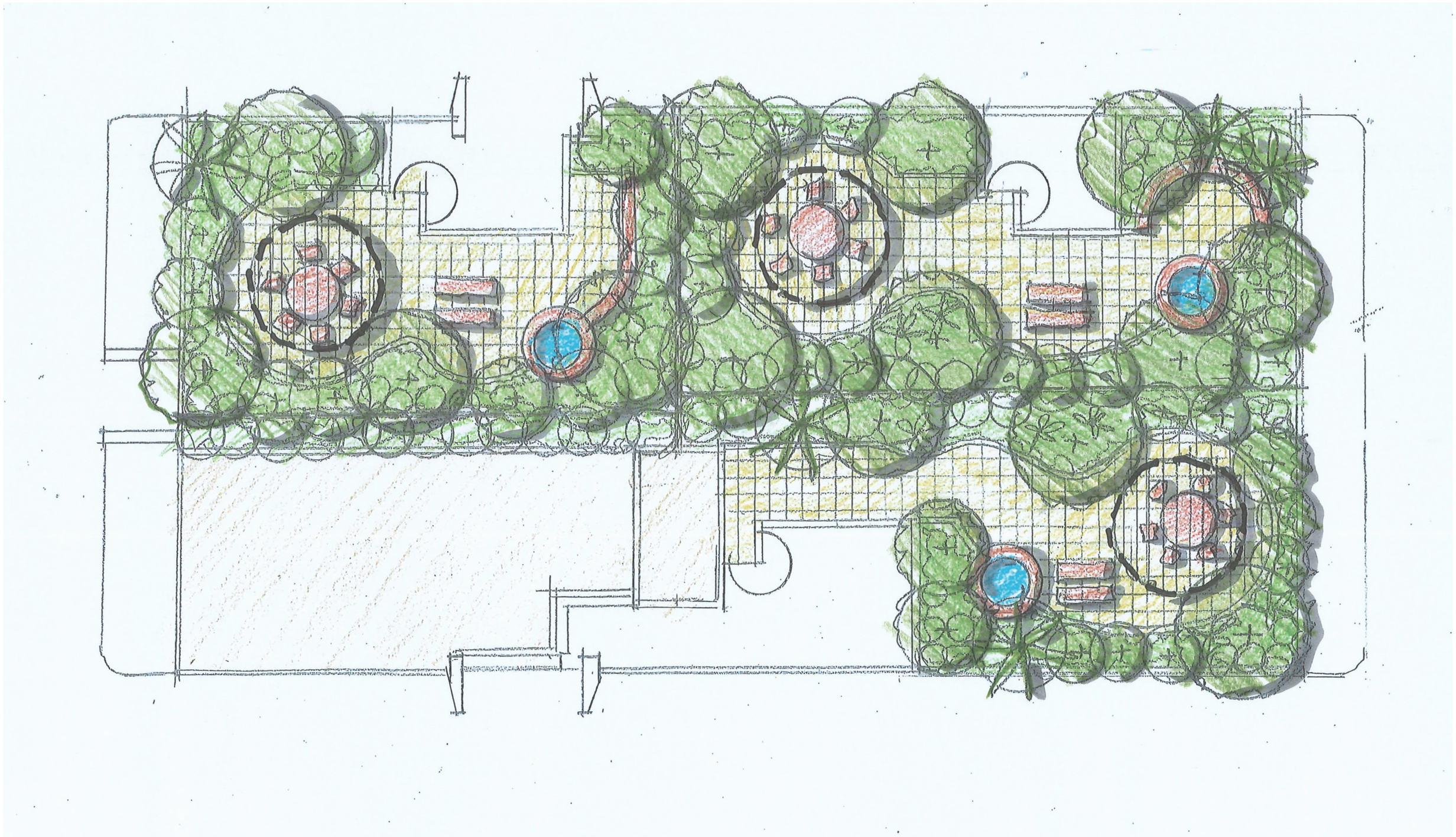
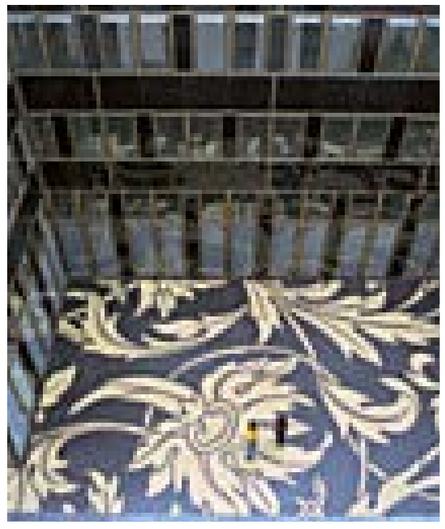
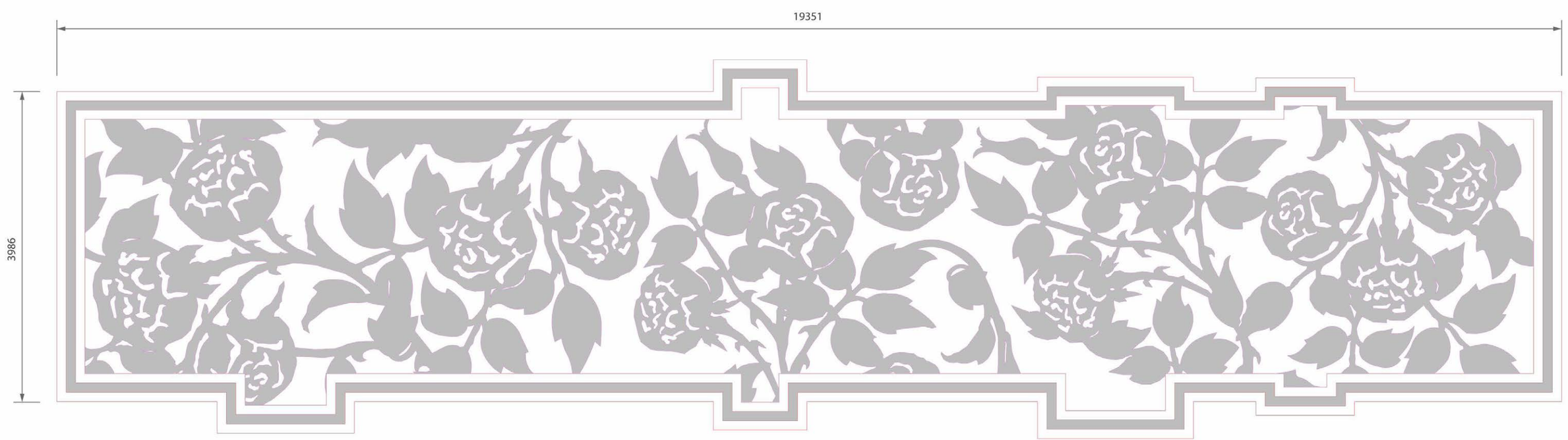


Laneway Paving Example - Public Art Rosebery





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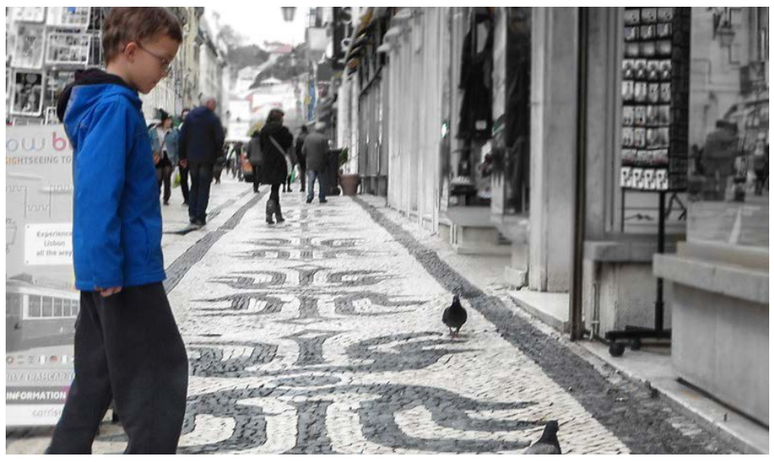
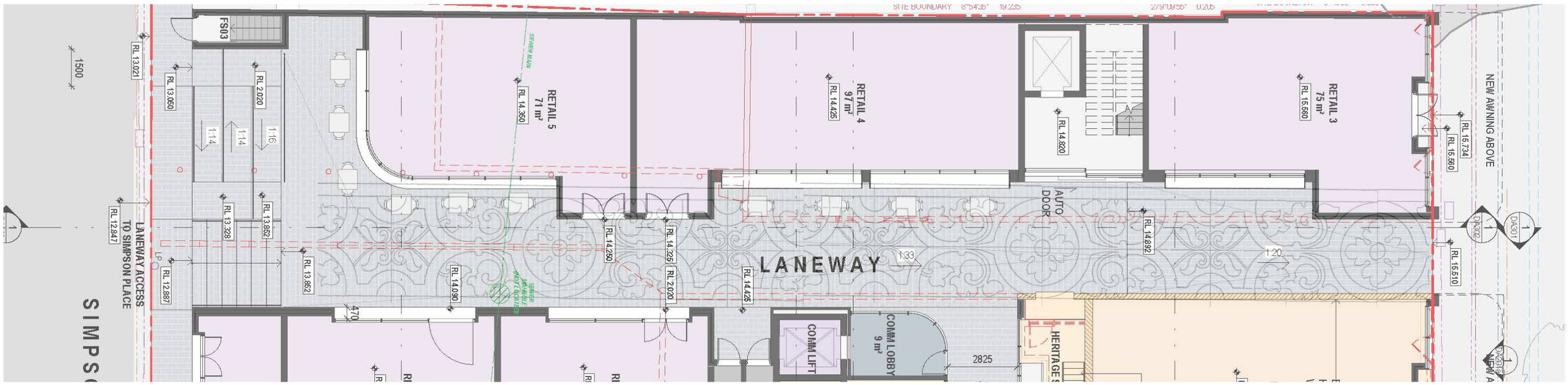
Laneway Paving Example - DD idea based on pressed metal ceiling patterns



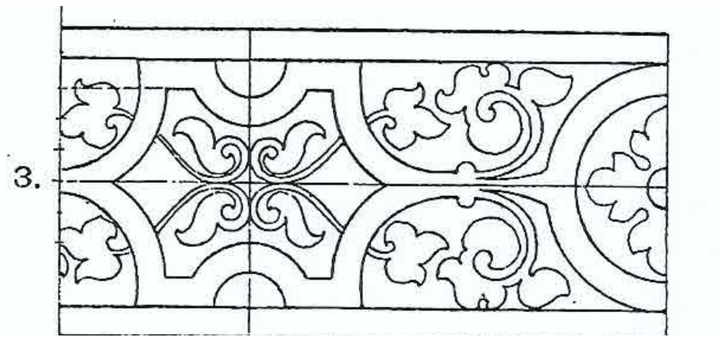


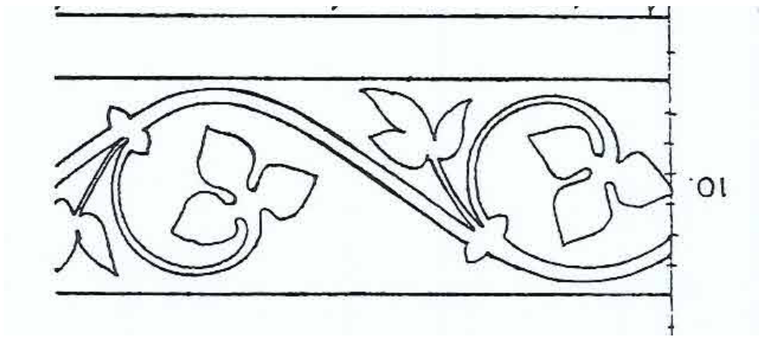
SITE IMAGE
Landscape Architects

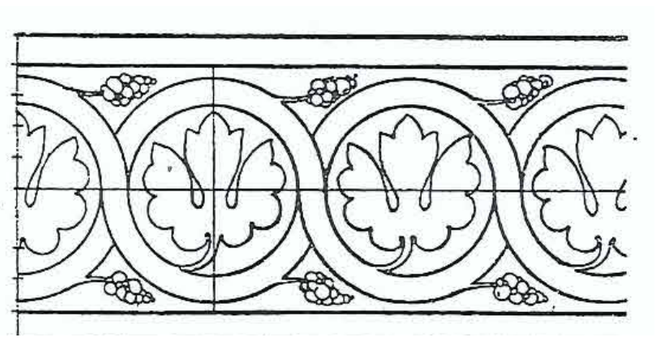
131 Crown Street, Wollongong | Landscape Concept

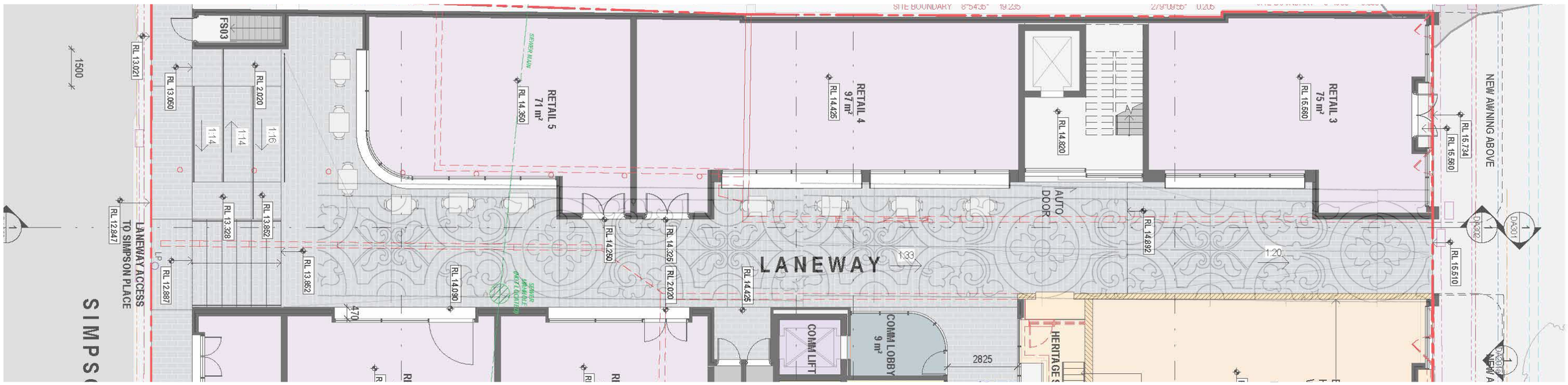
Client	name	Drawing Number	00
Architect	Metropoint Group Architects	Issue	A
Site Image Job Number	SS24-5299	Date	05.03.2024

Laneway Paving Example - DD idea based on pressed metal ceiling patterns









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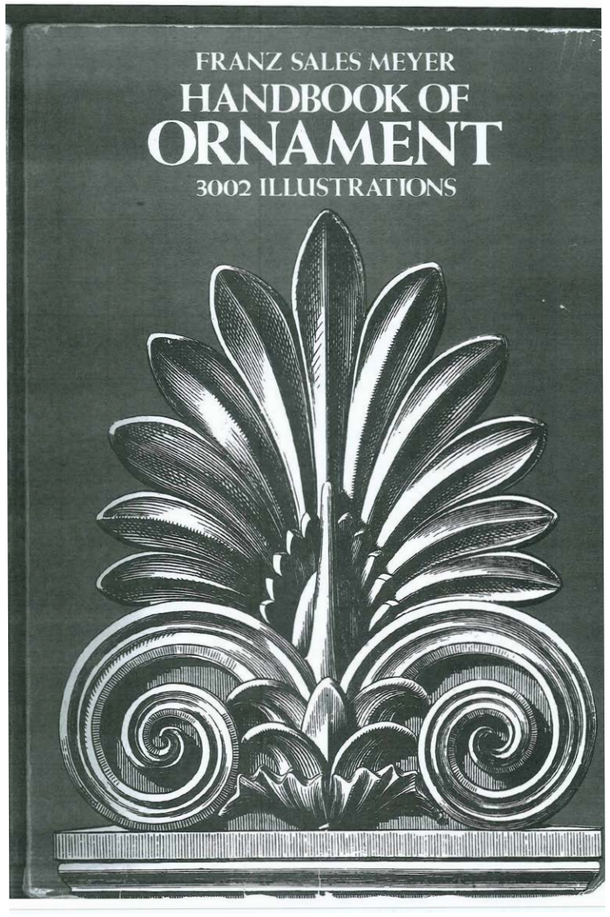

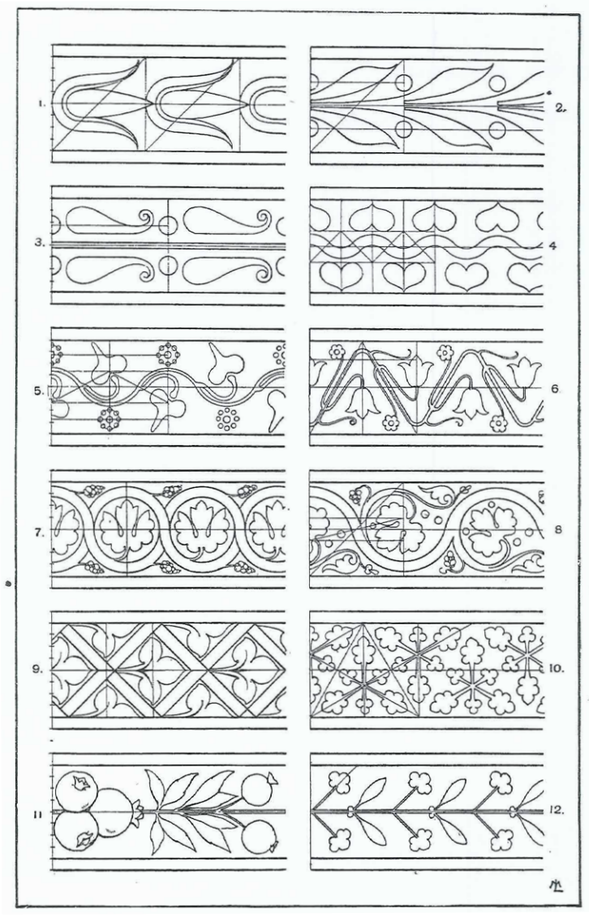

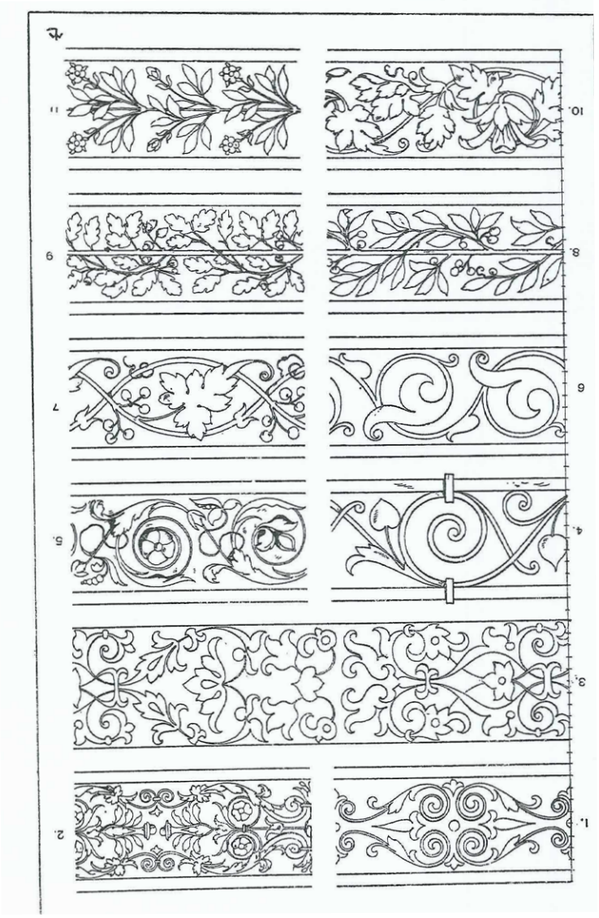

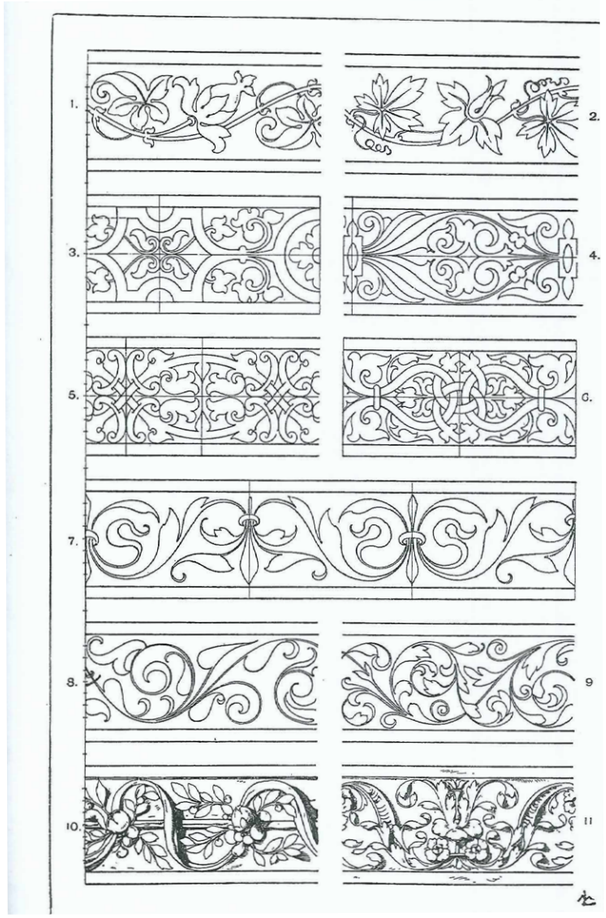

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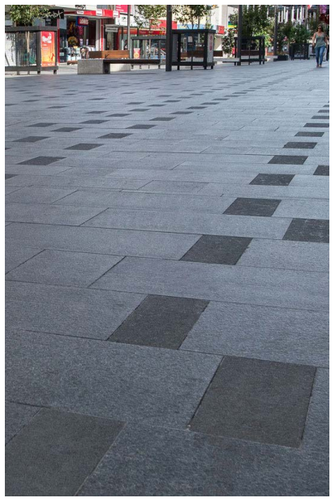
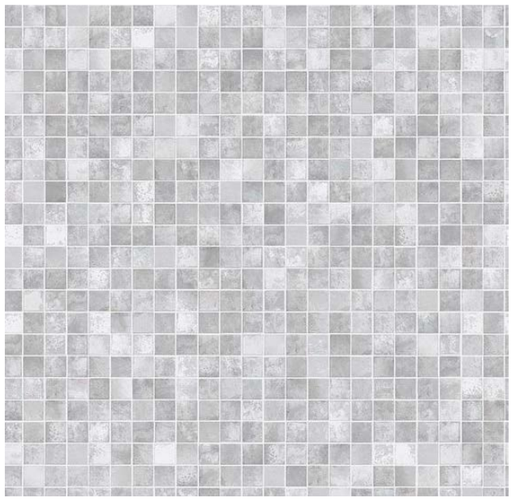
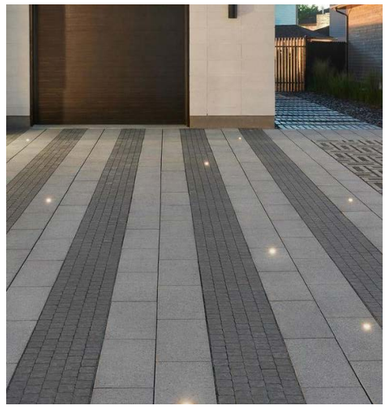
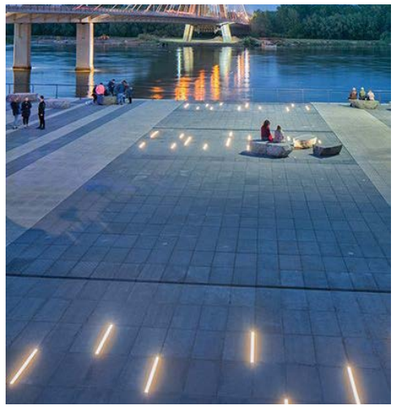
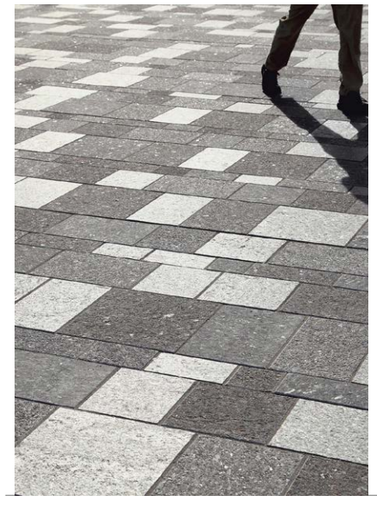
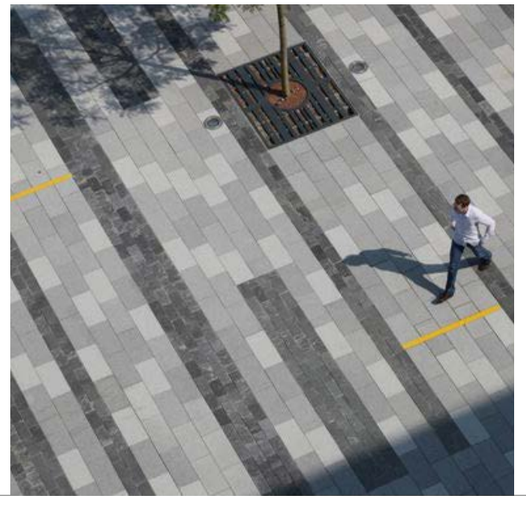
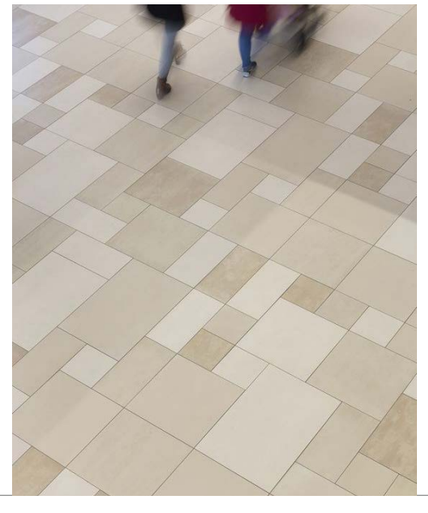
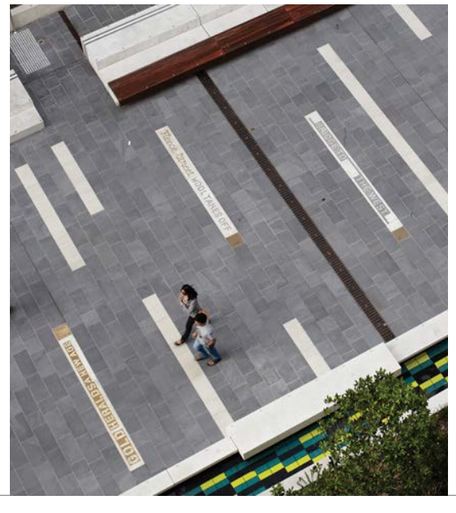
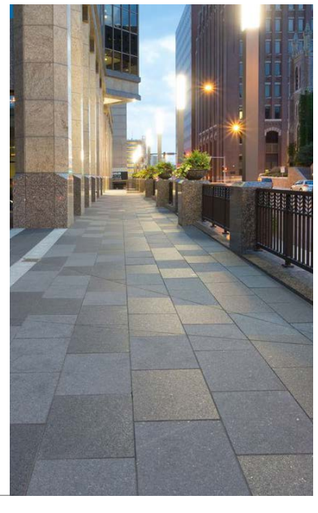
Design Imagery - paving options and ideas





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nab
CENTRAL CHAMBERS
ZZOO

CROWN
Cranberry
JUICE

LOW CLEARANCE
2.2m