

D K O

# WIN GRAND TOWERS

SEAR'S REQUEST PACKAGE  
LEVEL 33 - PROPERTY DEVELOPMENT GROUP  
SEPTEMBER 2024

# ACKNOWLEDGMENT OF COUNTRY

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

# 0.0 INTRODUCTION

# SITE OVERVIEW

The site is located at 216-222 Keira Street, Wollongong.  
It is located in the Wollongong City Centre Precinct.

The site comprises of 24 separate allotments:

1/DP927806  
2/DP181570  
2/DP326530  
1/DP319452 -  
3/DP319452  
1/DP183348  
1-2/DP226374  
1/DP1135333  
B/DP395330  
7/DP878243  
1/DP17979 -  
5/DP17979  
1/DP220513  
1/DP112417  
100/DP774957  
9/DP551157  
8/DP546125  
1/DP88455

- with a combined total area of 13,080 Sqm.



# EXISTING CONSENT FROM 2022



# APPROVED DA SUMMARY

Site Area: 13,088 m<sup>2</sup>

## PROPOSED

Residential GFA: 34,643 m<sup>2</sup> (60%)  
Non-Residential GFA: 24,011 m<sup>2</sup> (40%)

Proposed GFA: 58,654 m<sup>2</sup>  
Proposed FSR: 4.48:1

## Non-Residential

Office: 10,171 m<sup>2</sup>  
Retail: 6,024 m<sup>2</sup>  
Health: 557 m<sup>2</sup>  
Food/Live music: 1,716 m<sup>2</sup>  
Cinema: 2,236 m<sup>2</sup>  
Gym/Pool: 2,821 m<sup>2</sup>  
Exhibition space: 292 m<sup>2</sup>

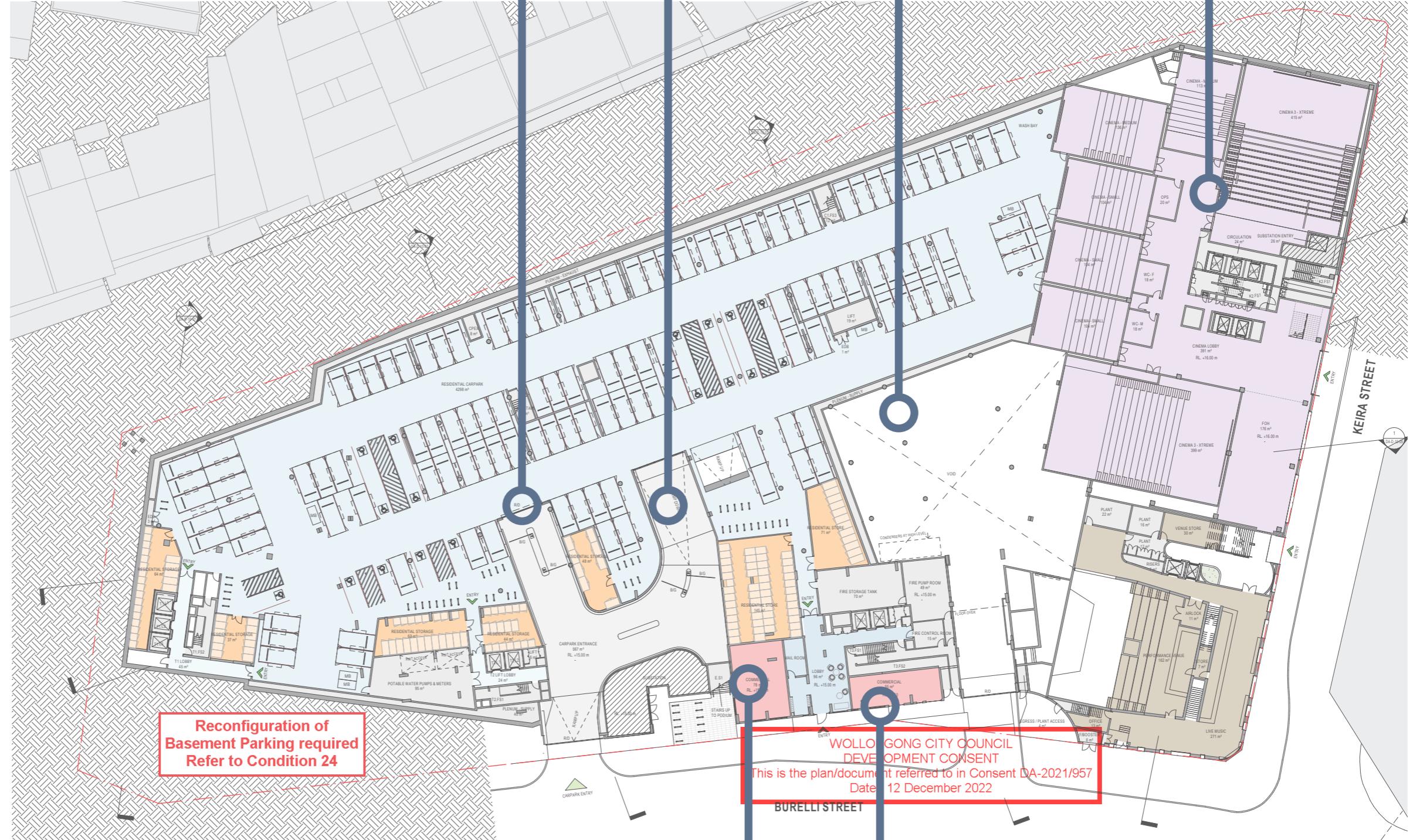
## Residential

1B:	113	29%
2B:	212	54%
3B:	65	17%
Total:	390	100%

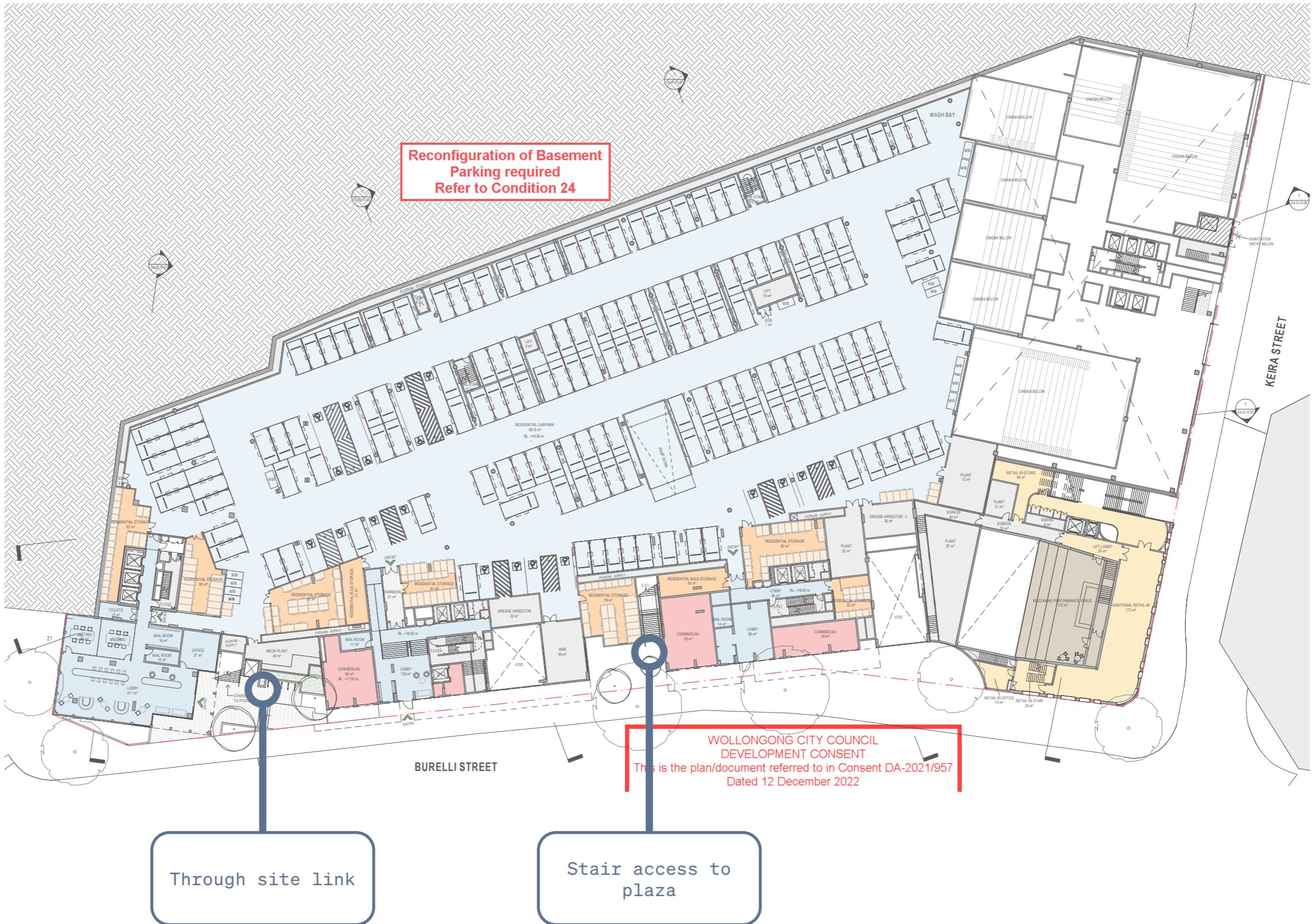
## BASEMENT PARKING

Residential:	350
Visitor:	70
Commercial/Retail:	49
<b>TOTAL:</b>	<b>469</b>

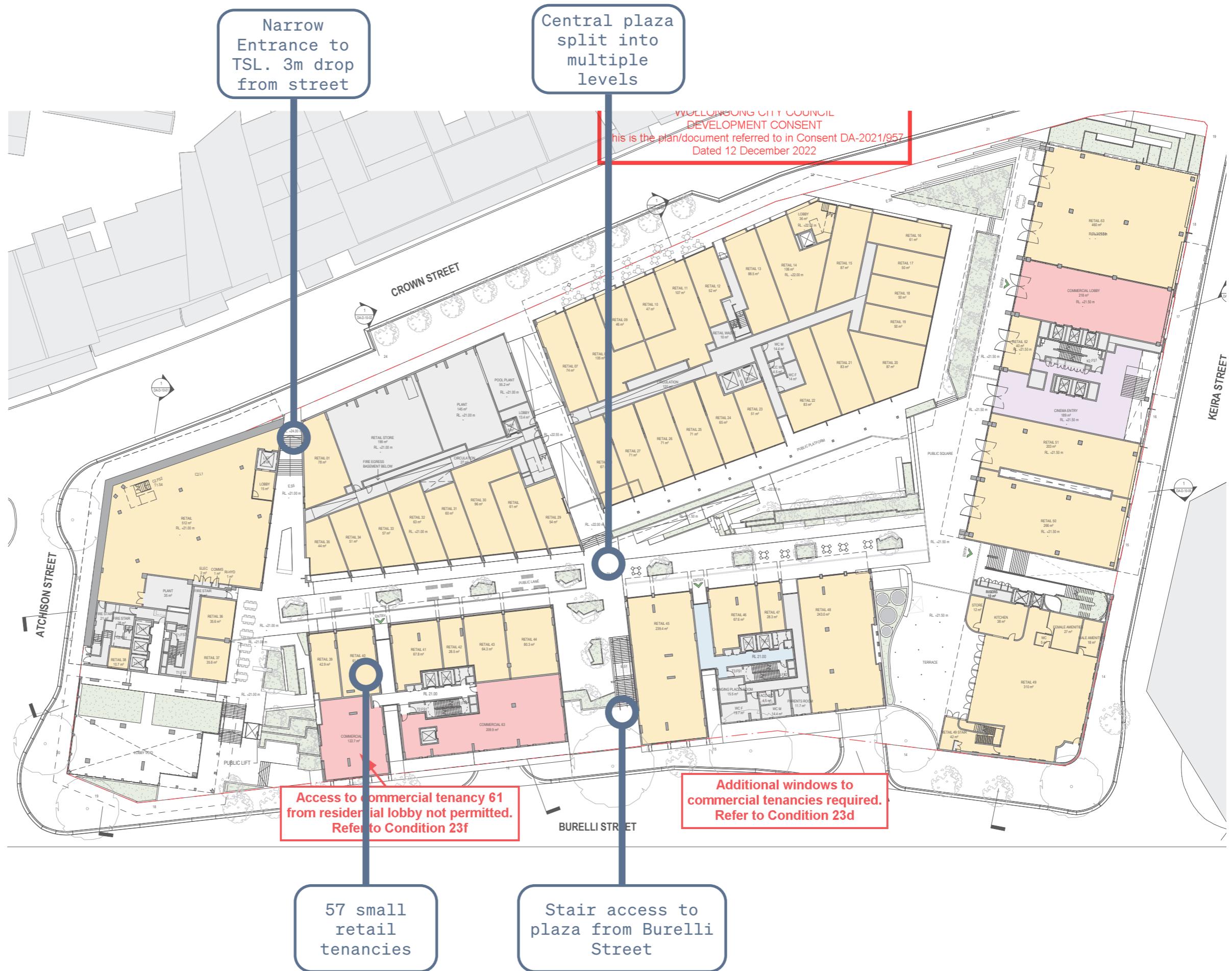
# BASEMENT +15 RL



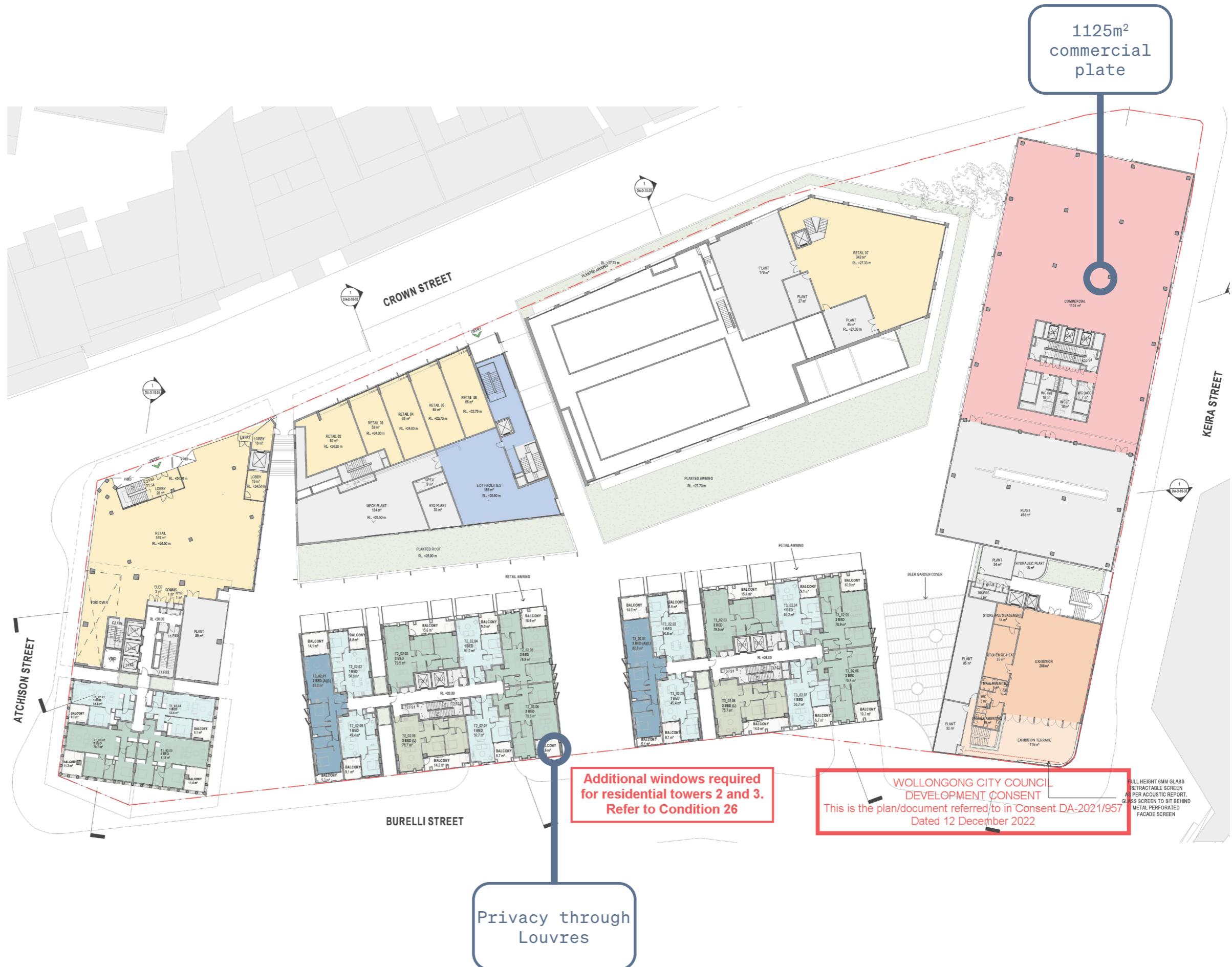
# BASEMENT +18 RL



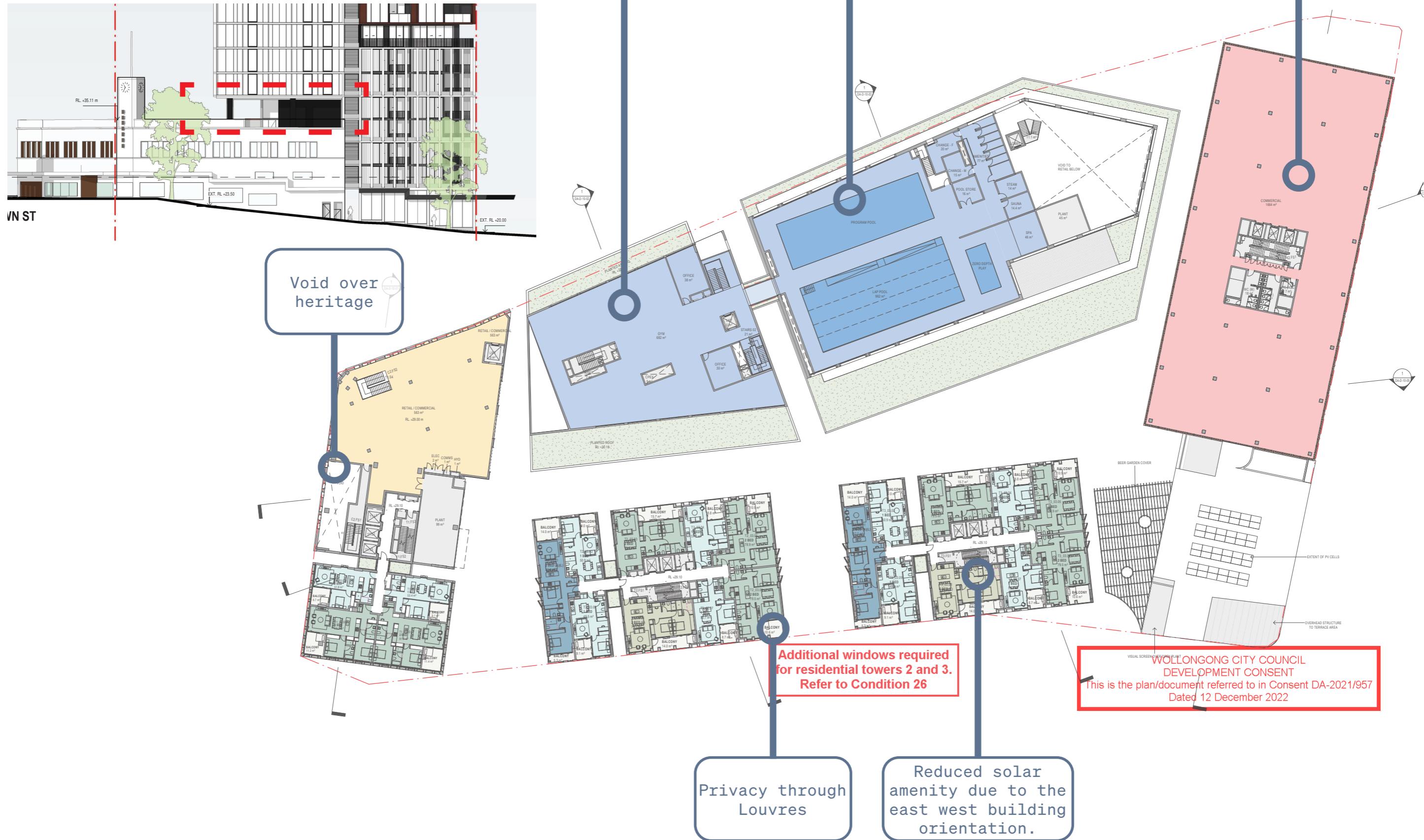
# LEVEL 1+21 RL



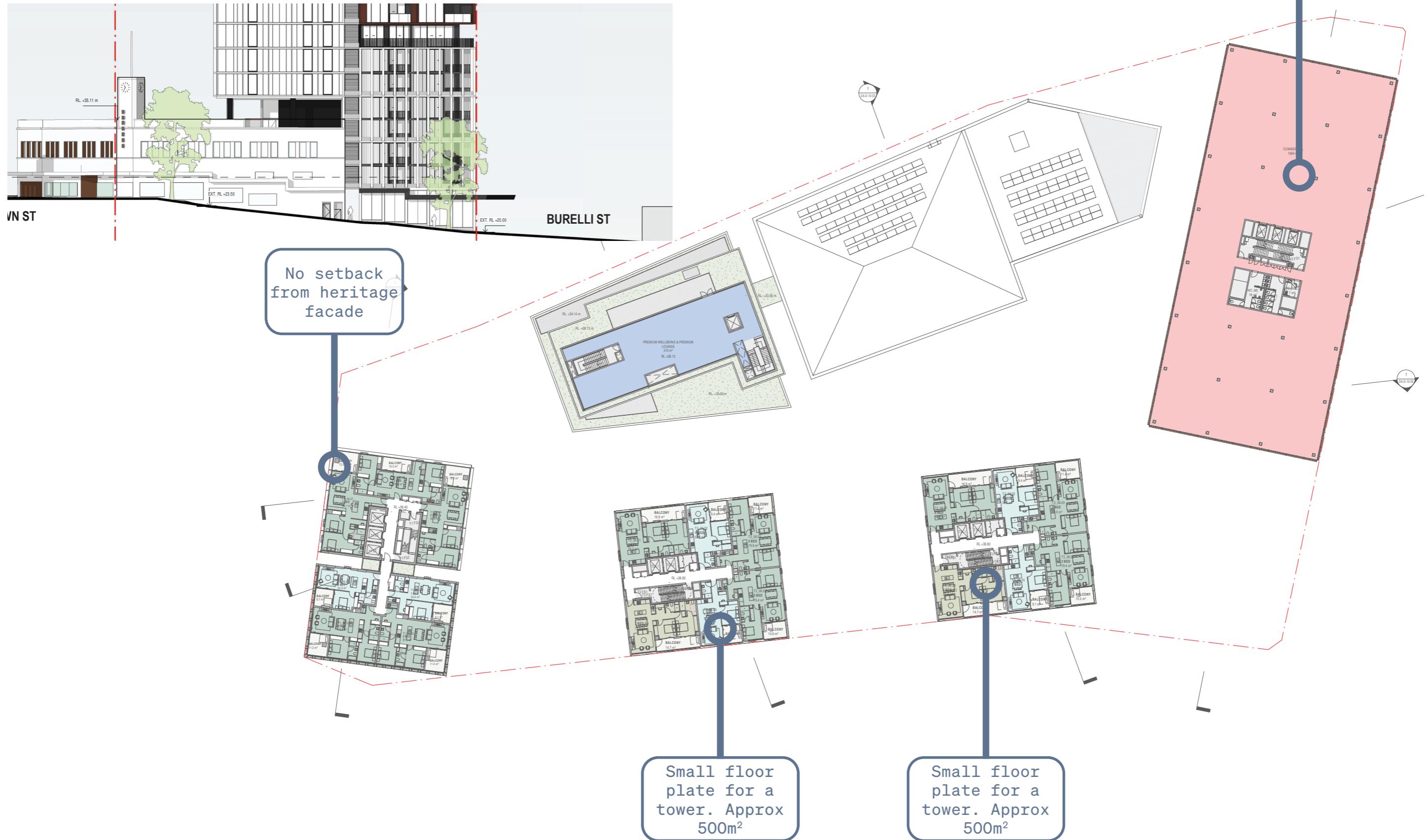
# LEVEL 2



# LEVEL 3



# TYPICAL LEVEL



# DRIVING FACTORS FOR A NEW SSDA APPLICATION

The site has been acquired by Level 33, a premier property development group with a vision to deliver a high-quality renewal scheme on a unique and prominent site in Wollongong. Level 33 have appointed a new design team to review the existing development consent and take a fresh approach to the site. This fresh approach seeks to refine what has been approved and identify opportunities for additional market and affordable housing using the infill affordable bonus, and in doing so maximising the sites highly accessible location in Wollongong. Redevelopment of the site will act as a catalyst for improving this part of Wollongong and stimulating broader renewal of the town centre.

Other key objectives for the scheme are:

- Rationalise the proposed retail uses to ensure the provision is compatible with and enhances the retail primacy of Crown Street and aligns with current market trends and needs analysis.
- Update residential mix to meet local housing needs in Wollongong.
- Enhance the pedestrian experience around and through the site to improve permeability and movement to and from the Train Station and Crown Street Mall.
- Implementing a staged approach to ensure longer-term leases remain operational during site development.
- Incorporated a hotel component into the architectural proposal to enhance the overall design and functionality.

# 1.0 SITE ANALYSIS

# SITE LOCATION



# SURROUNDING CONTEXT



# ROAD NETWORK

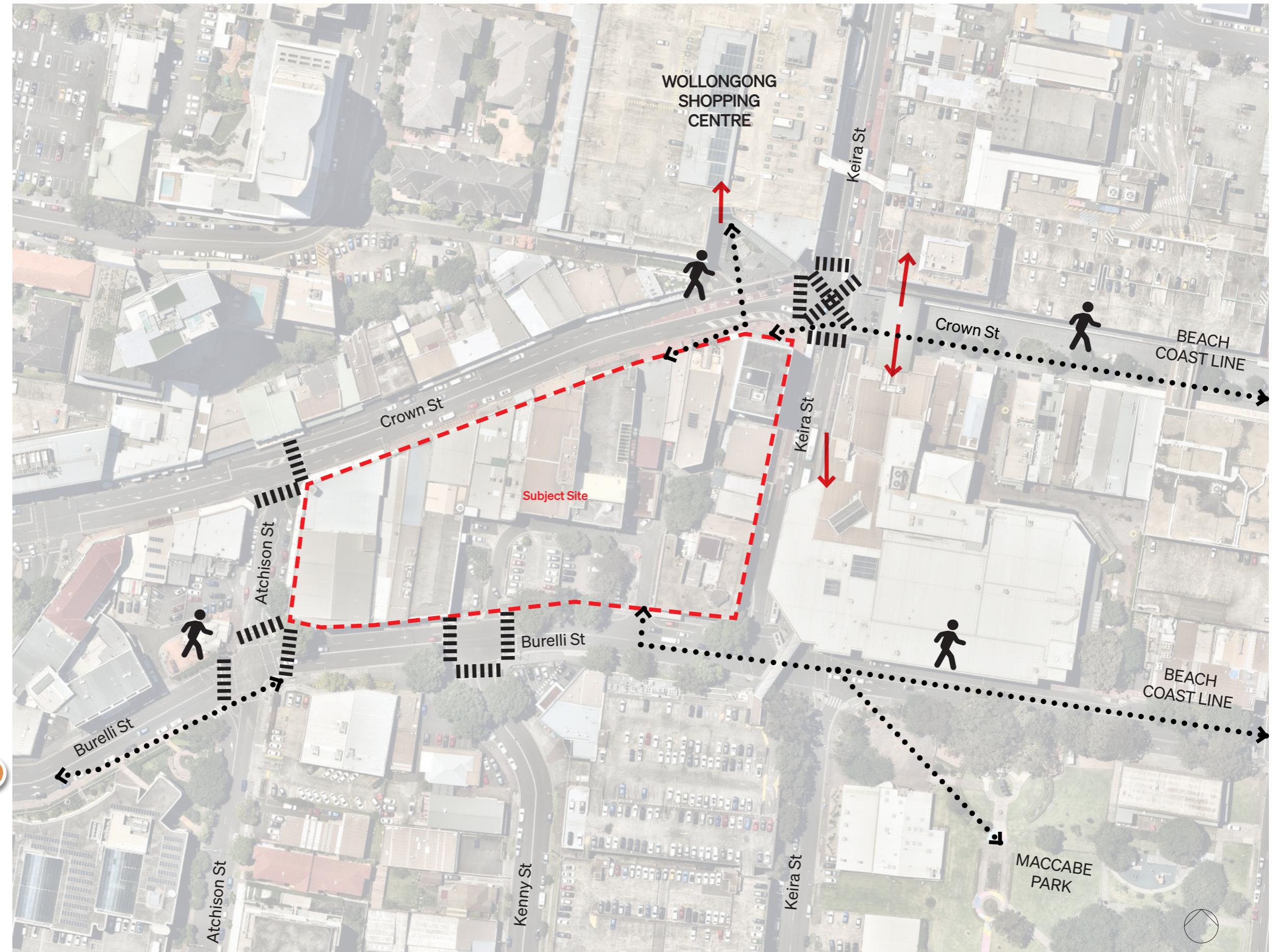


# TOPOGRAPHY



# KEY MOVEMENTS

## PEDESTRIAN



# KEY MOVEMENTS

## VEHICLE

LEGEND

- Subject Site
- Traffic Noise
- Service alley entry

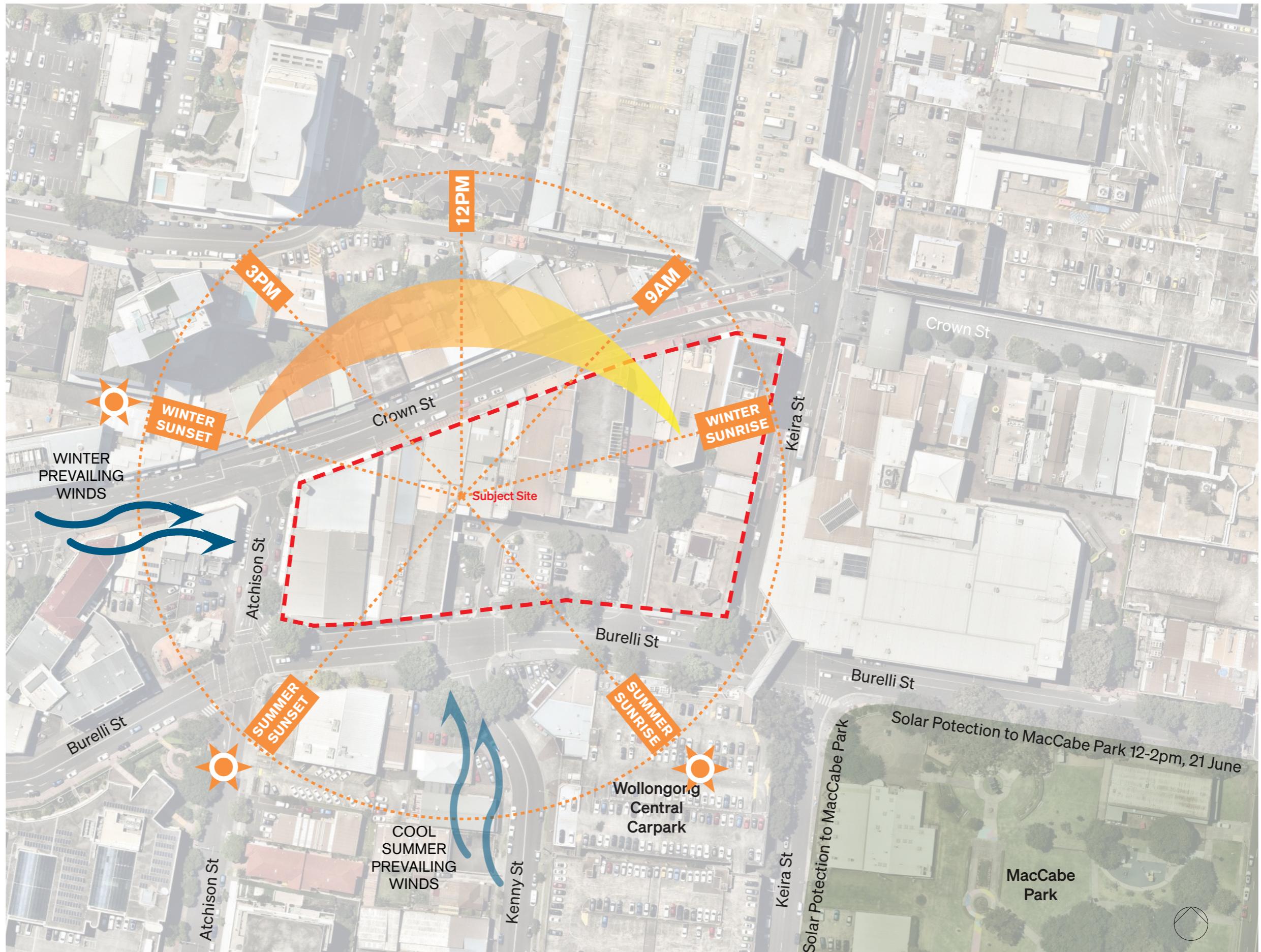


# SOLAR AND WIND

## LEGEND

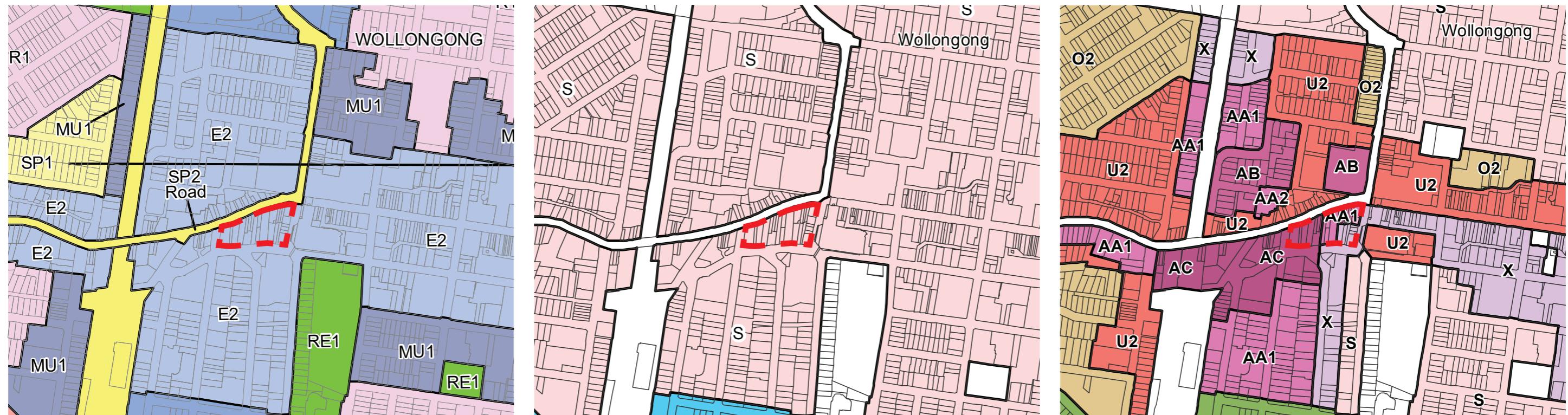
Subject Site

 Wind



# LEP MAPS

## WOLLONGONG LEP 2009



### Zone

C1	National Parks & Nature Reserves
C2	Environmental Conservation
C3	Environmental Management
C4	Environmental Living
E1	Local Centre
E2	Commercial Centre
E3	Productivity Support
E4	General Industrial
E5	Heavy Industrial
MU1	Mixed Use
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape

RU4	Primary Production Small Lots
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways
W3	Working Waterways
W4	Working Waterfront
PRE	SEPP (Precincts-Regional) 2021
TIN	SEPP (Transport and Infrastructure) 2021

### LEP Clause 4.4A - Wollongong City Centre

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

### Maximum Building Height

A	3		
I	8		
J	9		
L	11		
M	12		
N	13		
O1	15		
O2	16		
Q	20		
S	24		
U1	30		
U2	32		
X	48	62.4 M	-30% Bonus
AA1	60	78 M	-30% Bonus
AA2	65		
AB	80		
AC	120	156 M	-30% Bonus



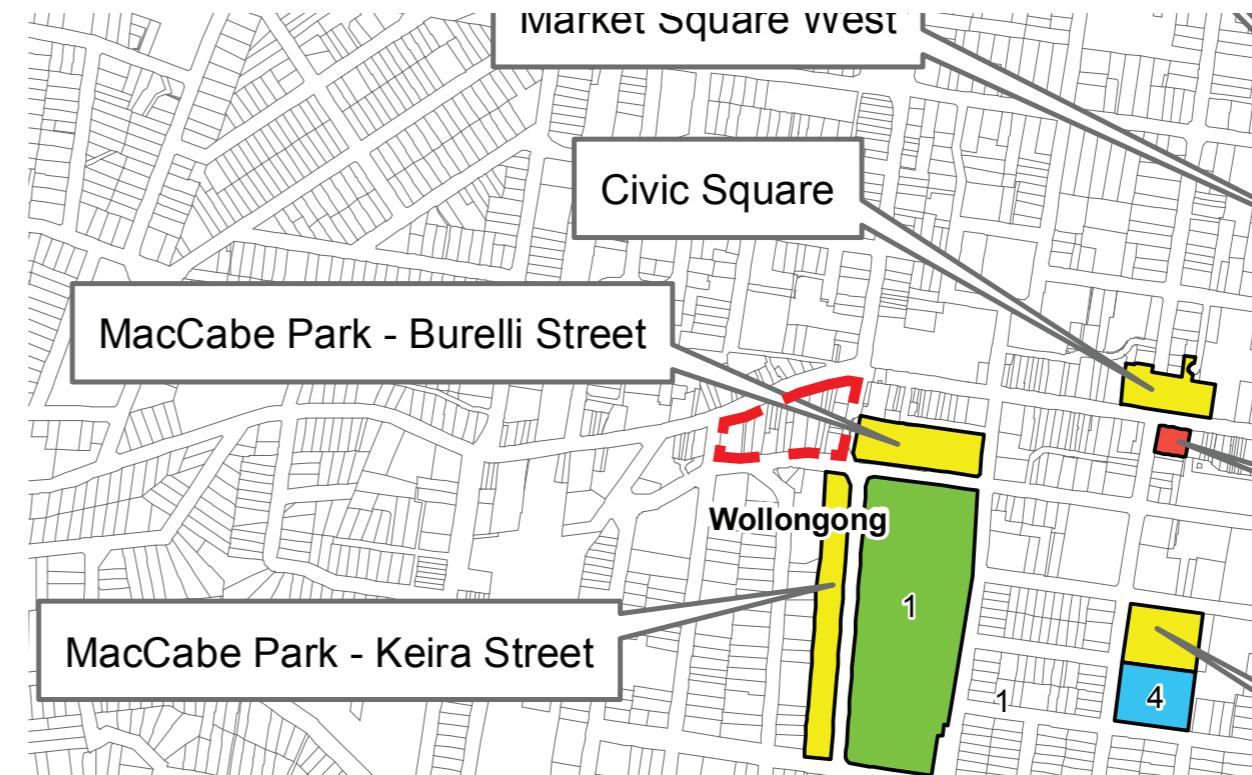
# LEP MAPS

## WOLLONGONG LEP 2009



### Heritage

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



### Sun Plane Protection

- 1 MacCabe Park 12-2pm, 21 June
- 2 Civic Square 11-3pm, 21 June
- 3 Market Square 12-2pm, 21 June
- 4 Pioneer Park 12-2pm, 21 June
- Sites affected by sun plane controls

\*The site is not affected by this clause.



# DCP WOLLONGONG CITY CENTRE PRECINCT

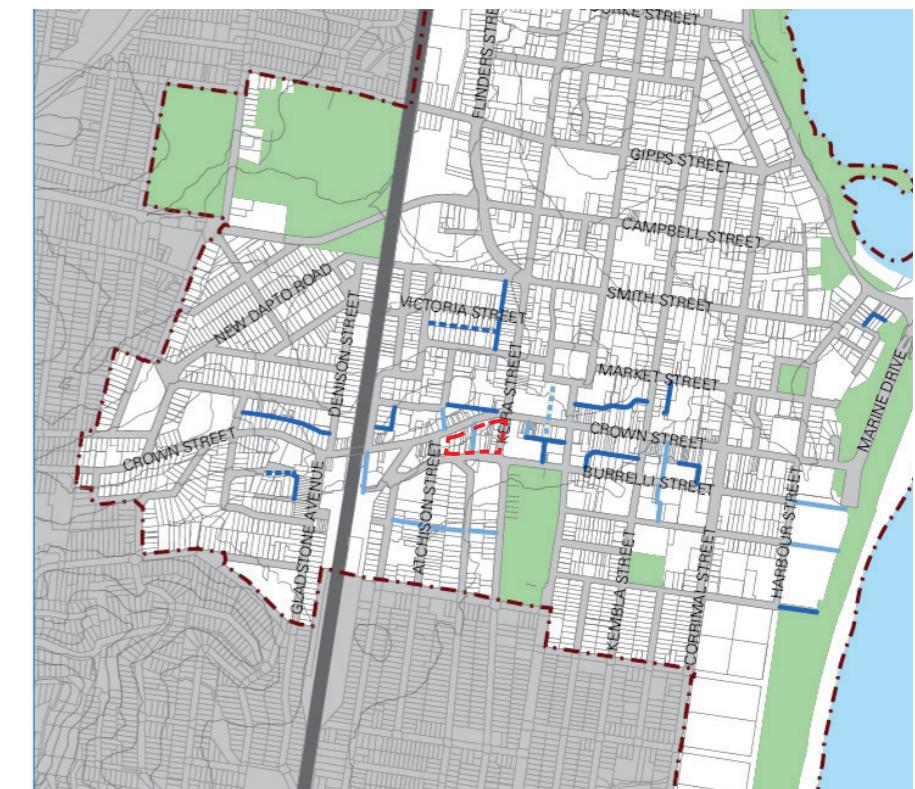
WOLLONGONG DCP 2009



— Active street frontages required  
— DCP Area



— 0m (build to street alignment)  
— 2m (build to street alignment)  
— 3m (build to front setback)  
— 4m (build to front setback)  
— 10.36m  
— DCP Area

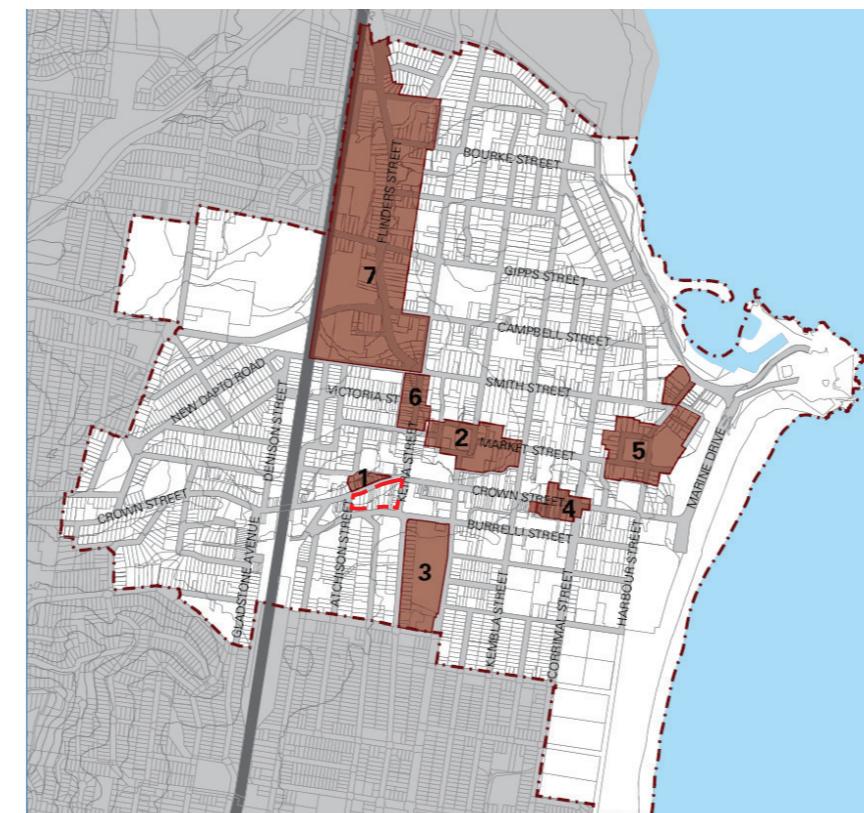


— Lanes - Existing  
— Lanes - Proposed  
— Pedestrian links - Existing  
— Pedestrian links - Proposed  
— DCP Area



# DCP WOLLONGONG CITY CENTRE PRECINCT

WOLLONGONG DCP 2009



# HEIGHT MAP



## WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

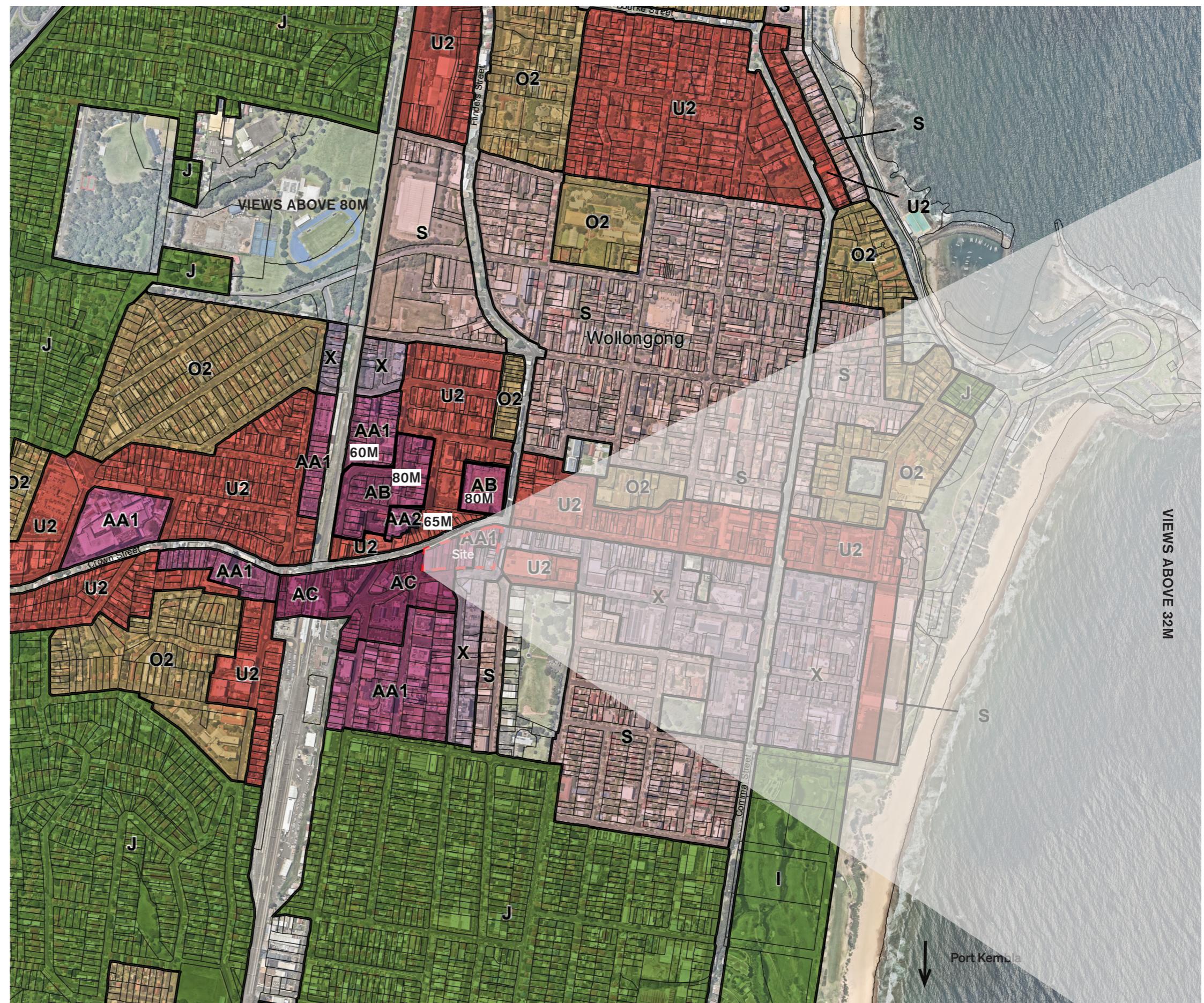
Height Of Buildings Map -  
Sheet HOB\_025

Maximum Building Height (m)

A	3
I	8
J	9
L	11
M	12
N	13
O1	15
O2	16
Q	20
S	24
U1	30
U2	32
X	48
AA1	60
AA2	65
AB	80
AC	120

Cadastre

Cadastre 18.06.19 © Wollongong City Council



# OPPORTUNITIES & CONSTRAINTS

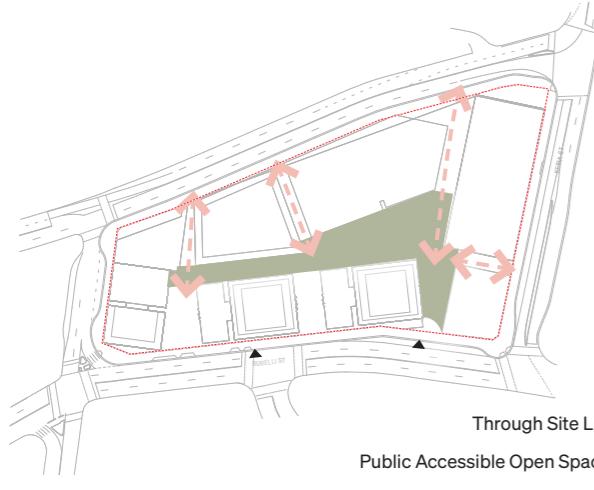


# OPPORTUNITIES & CONSTRAINTS

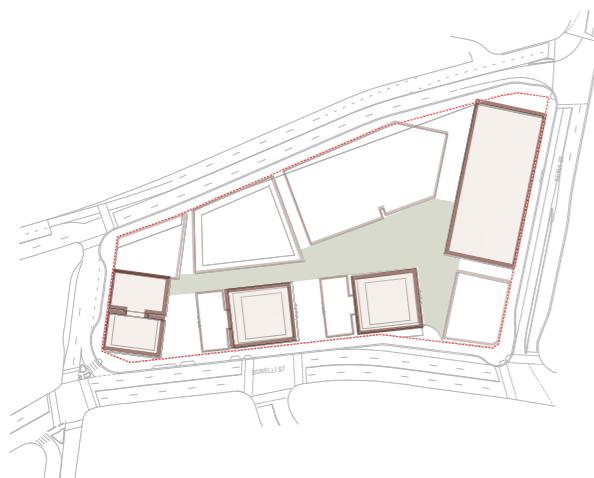


# 2.0 DESIGN RESPONSE

# APPROVED DA



Site Permeability



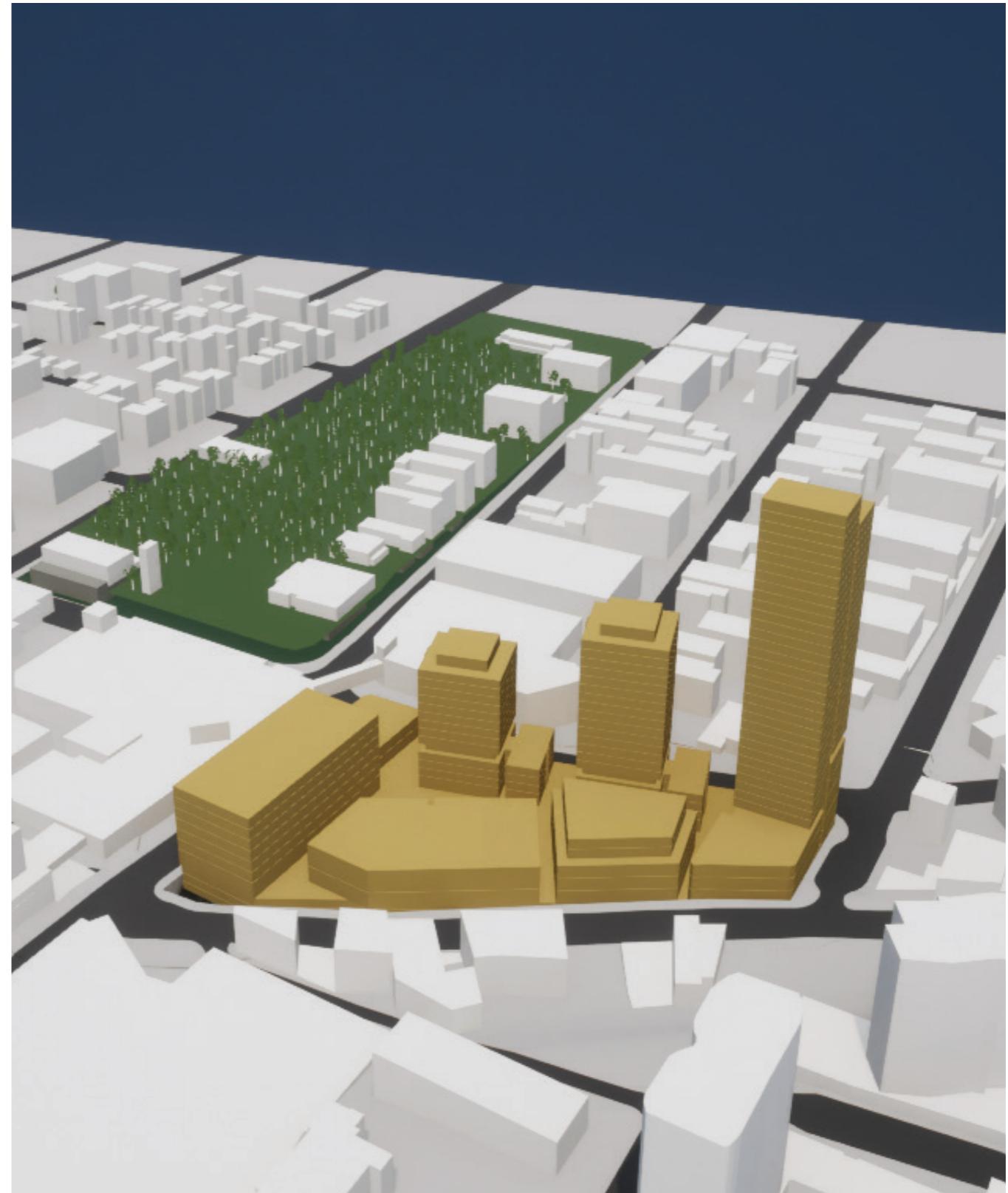
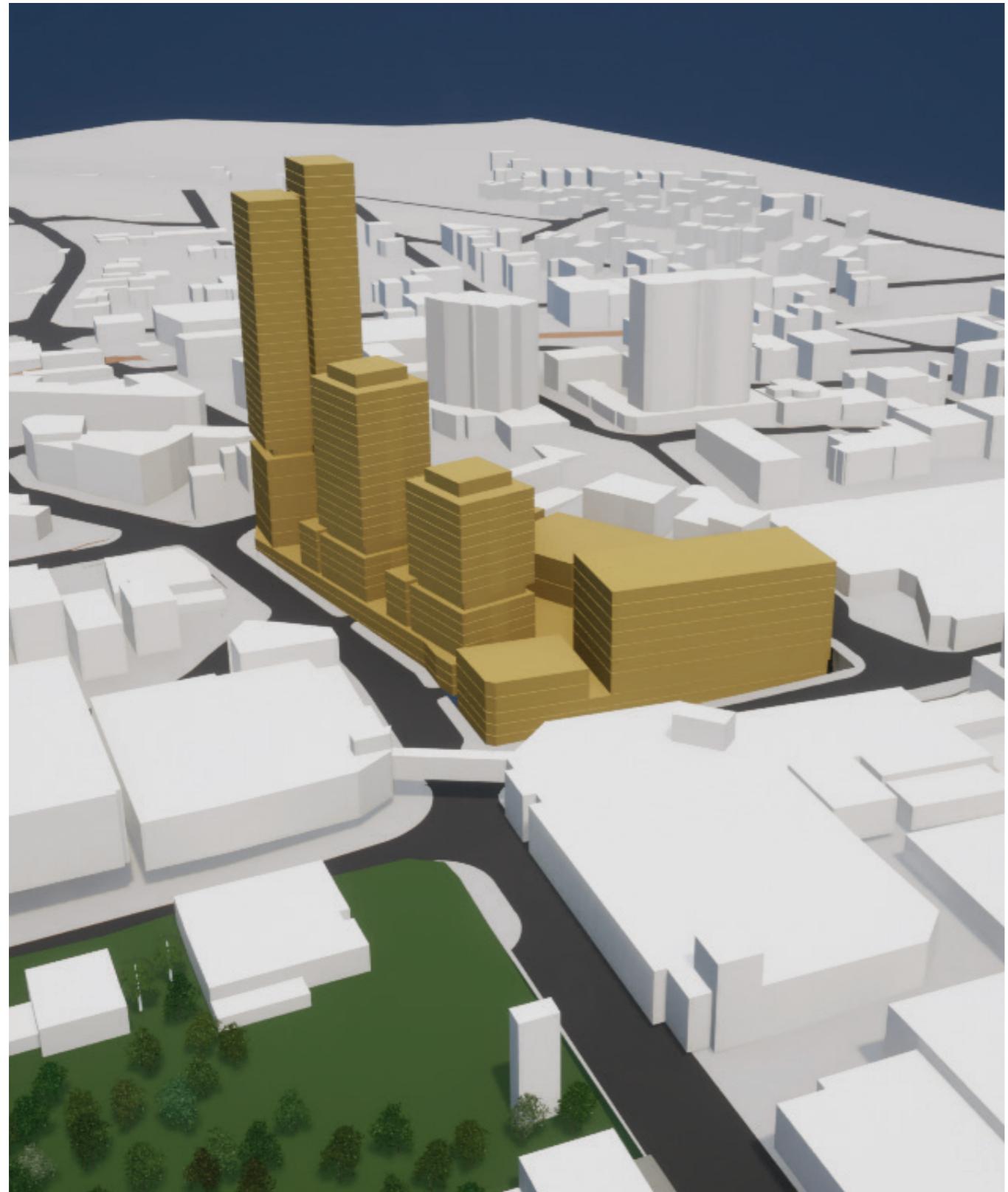
Tower Location



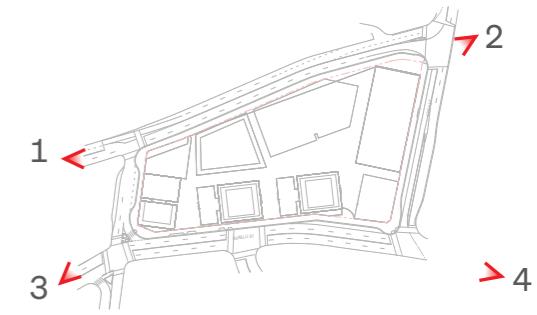
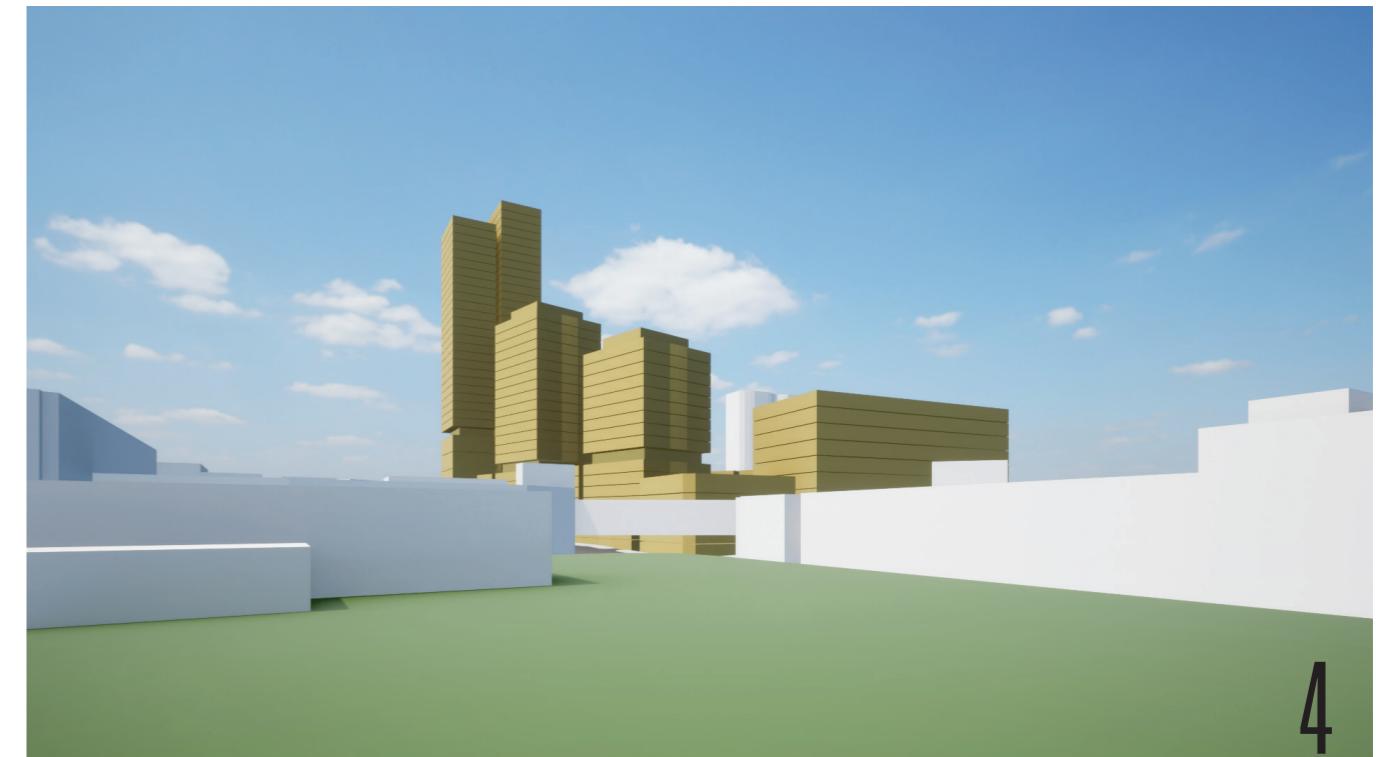
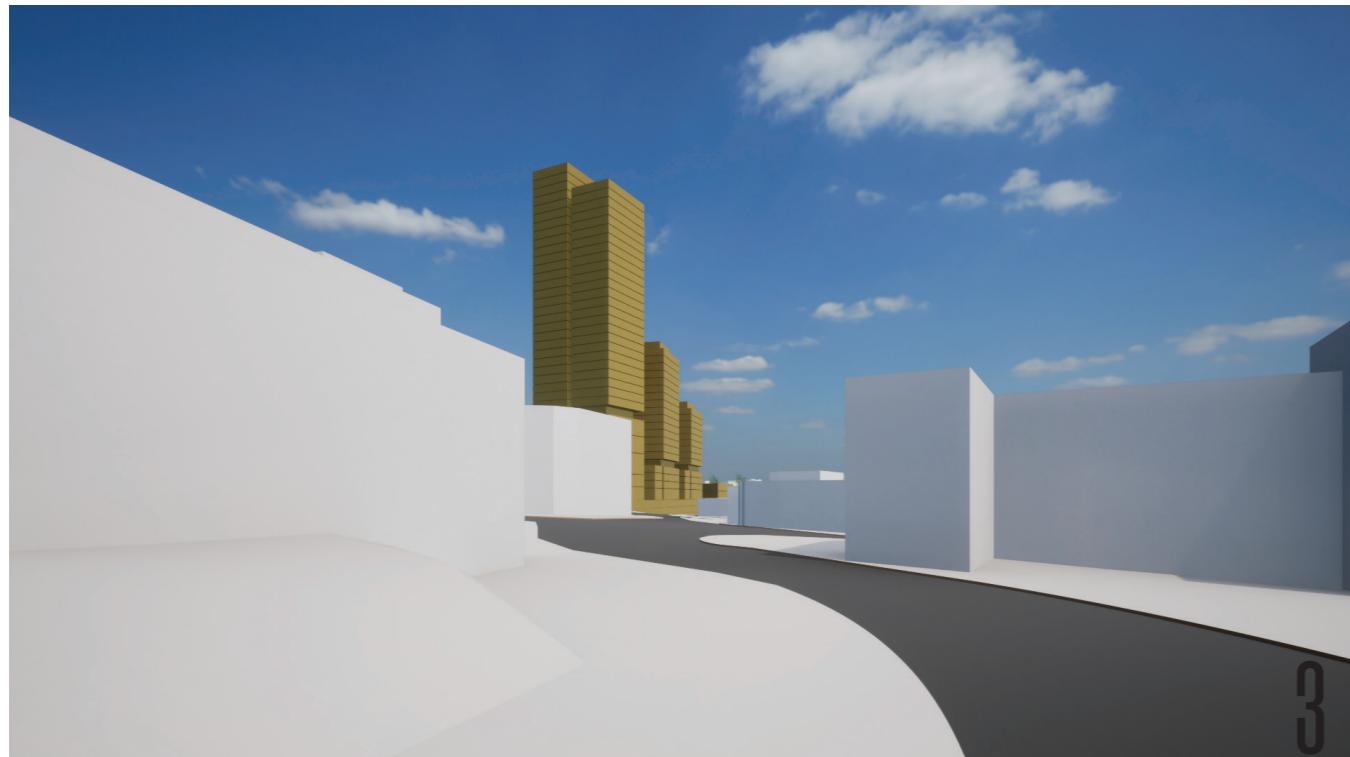
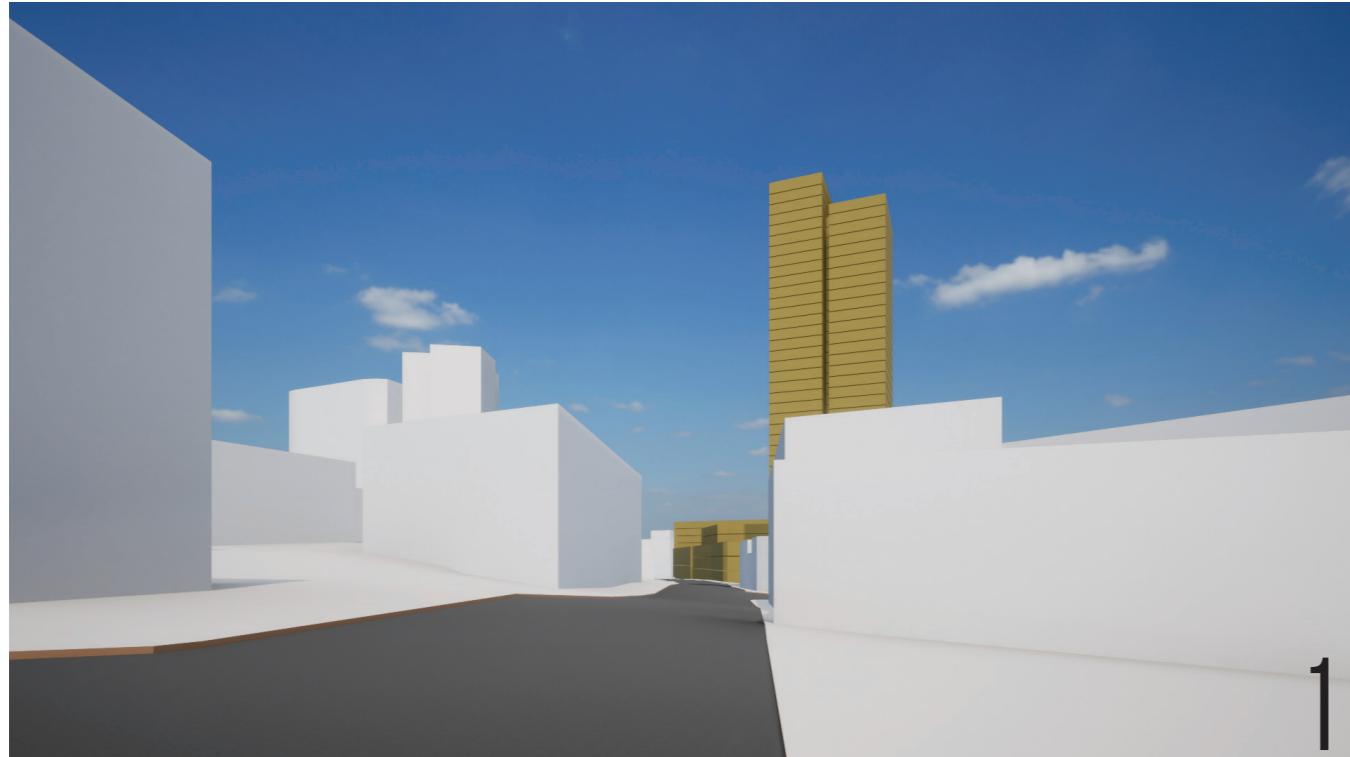
Active Street Frontage



# AERIAL

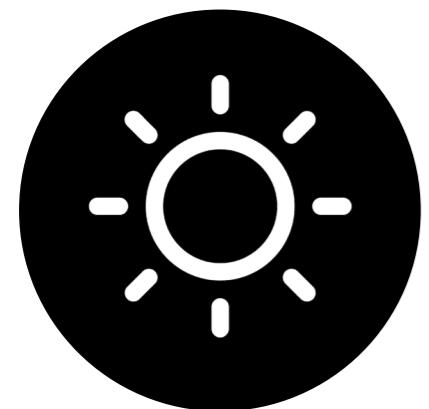


# KEY VIEWS

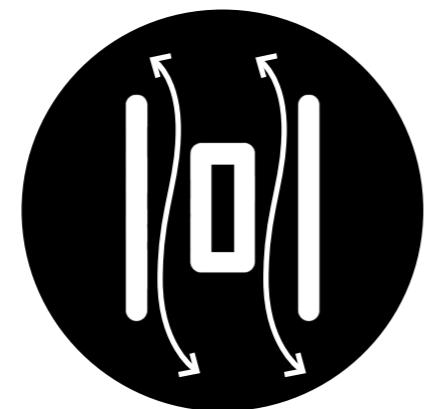


# 3.0 PROPOSAL

# DESIGN PRINCIPLES



**SOLAR AMENITY**



**PERMEABILITY**



**HERITAGE**



**RETAIL**



**OUTLOOK**

Maximise the solar amenity to private and public spaces within the development. Also avoiding creating additional overshadowing to MacCabe.

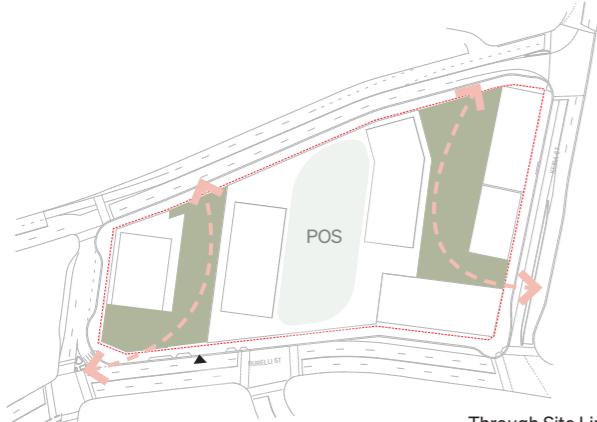
Improve on existing site permeability in line with active frontages with consideration to universal access.

Retaining the historic facade and incorporating it into the built form architecture

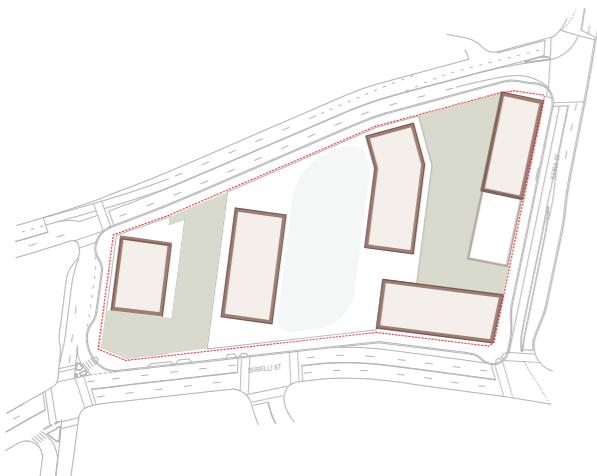
Delivering a high-quality active retail frontage that reinforces the role of Crown Street

Maximise the panoramic views of Mount Keira and the coastline.

# PROPOSED



Site Permeability



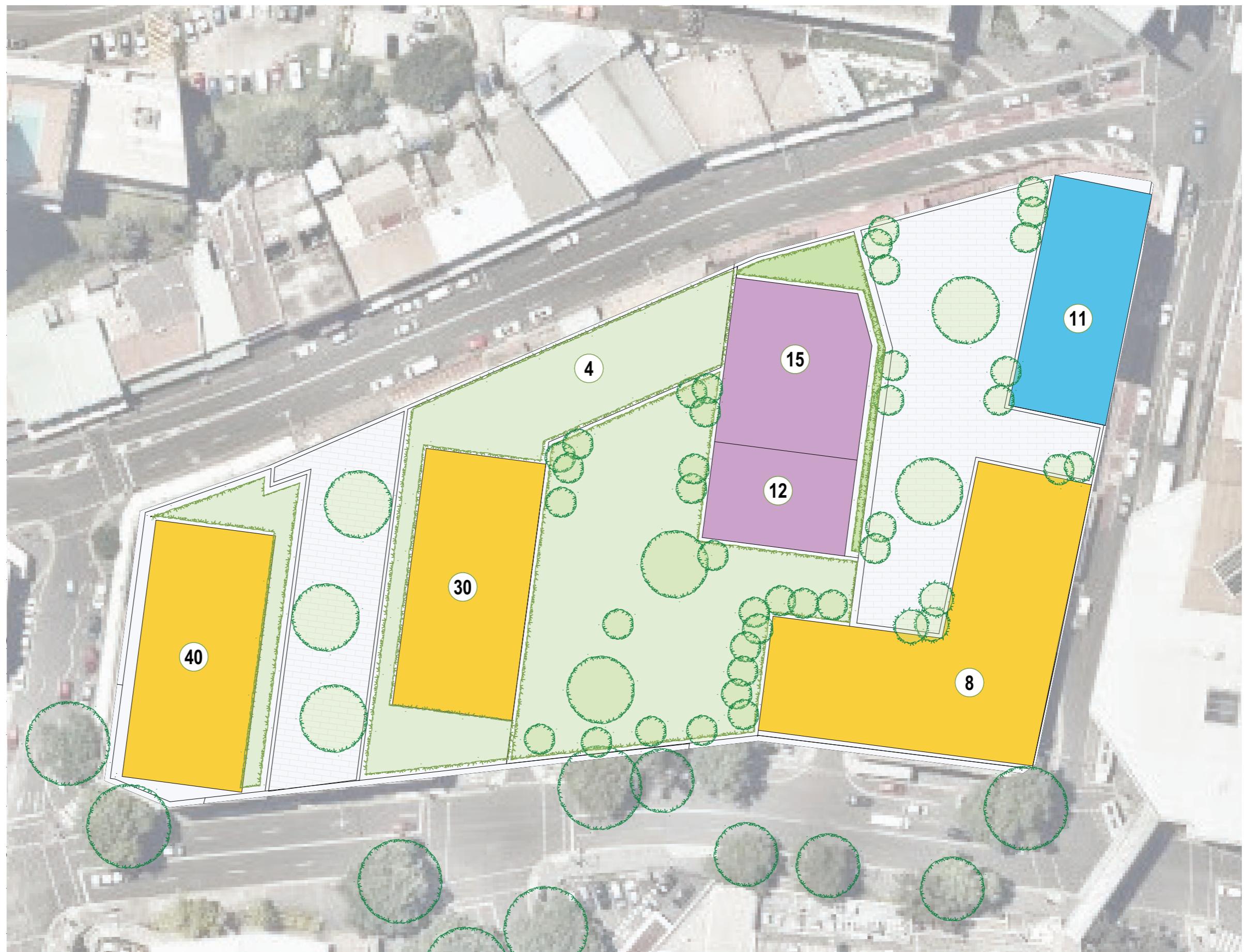
Tower Location



Active Street Frontage



# SITE PLAN



# BASEMENT 01



# LOWER GROUND FLOOR



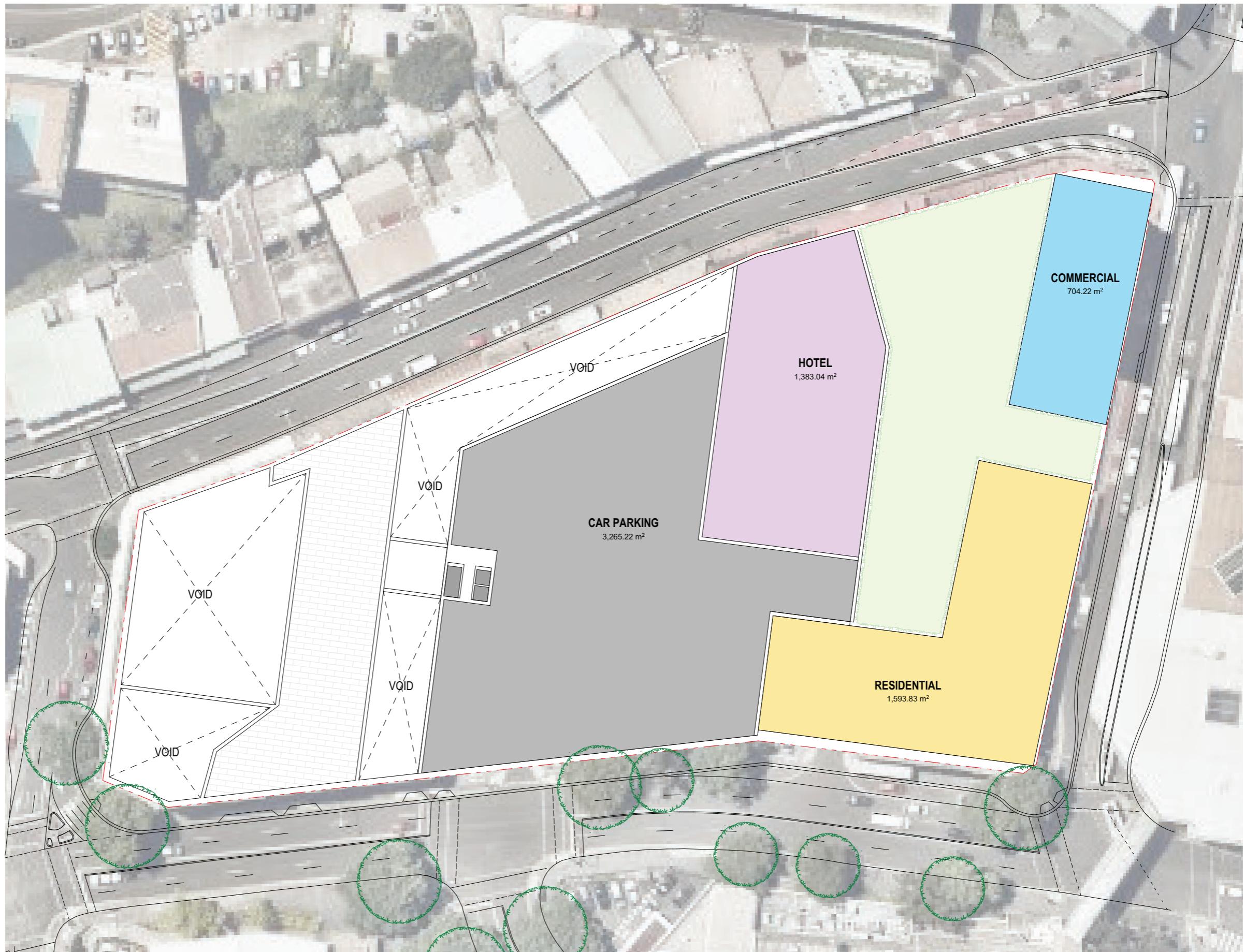
# GROUND FLOOR



## LEVEL 01



# LEVEL 02



# LEVEL 03



# LEVEL 04



# LEVEL 05



## TYPICAL PLATE



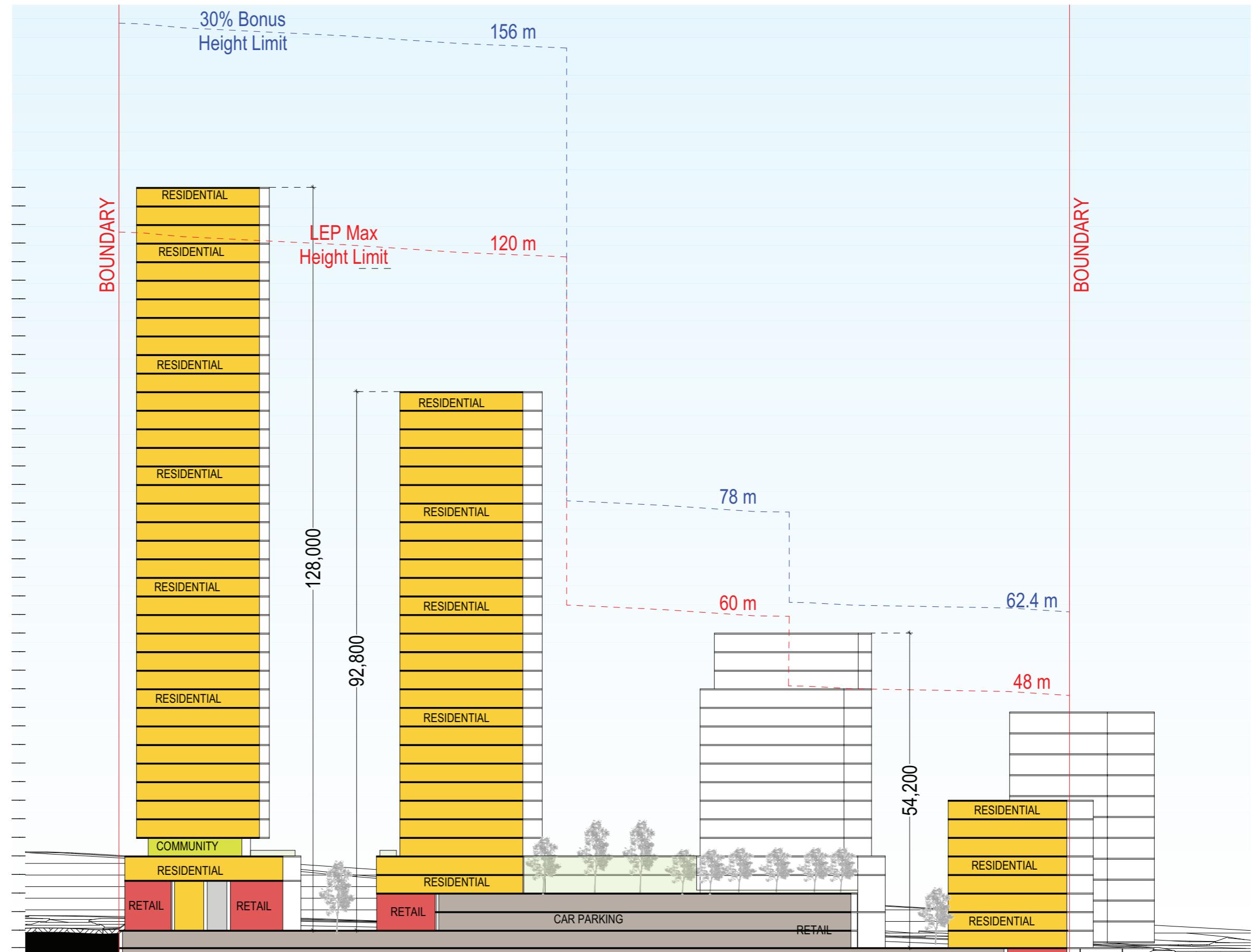
## TYPICAL PLATE



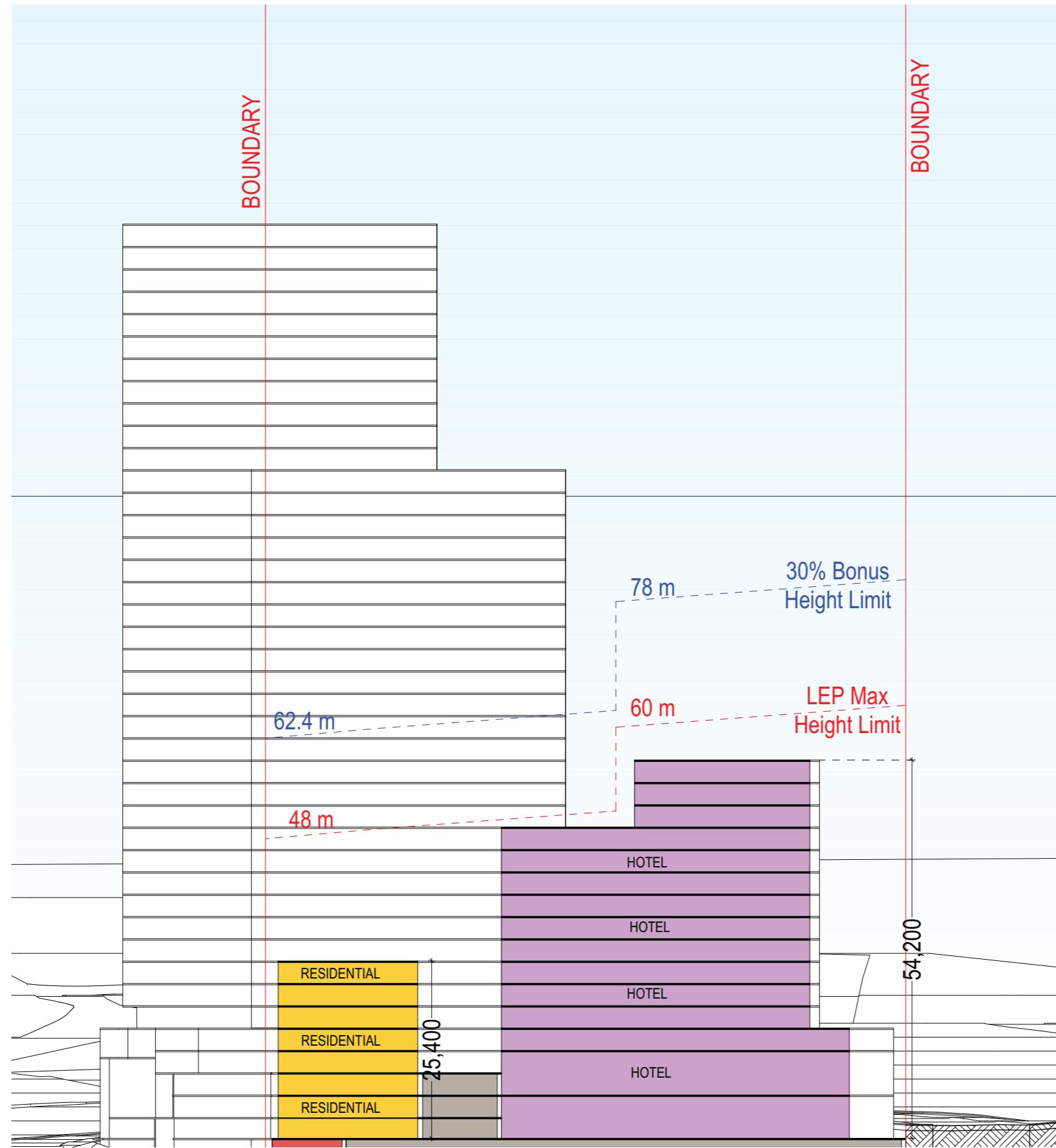
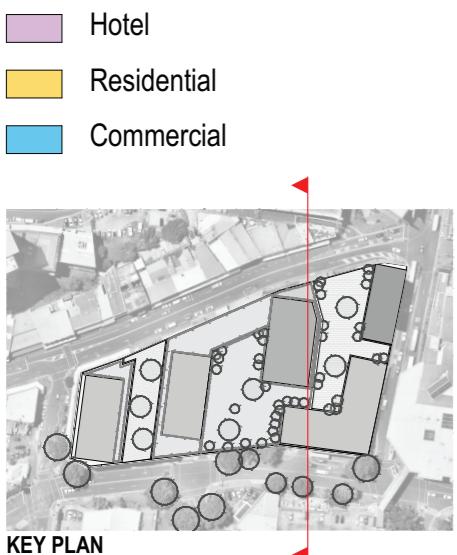
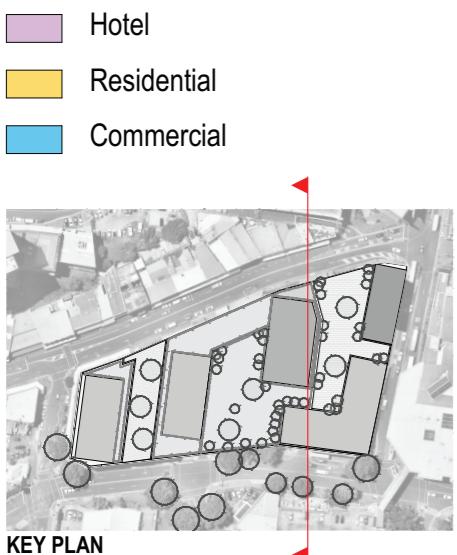
# SECTION 01



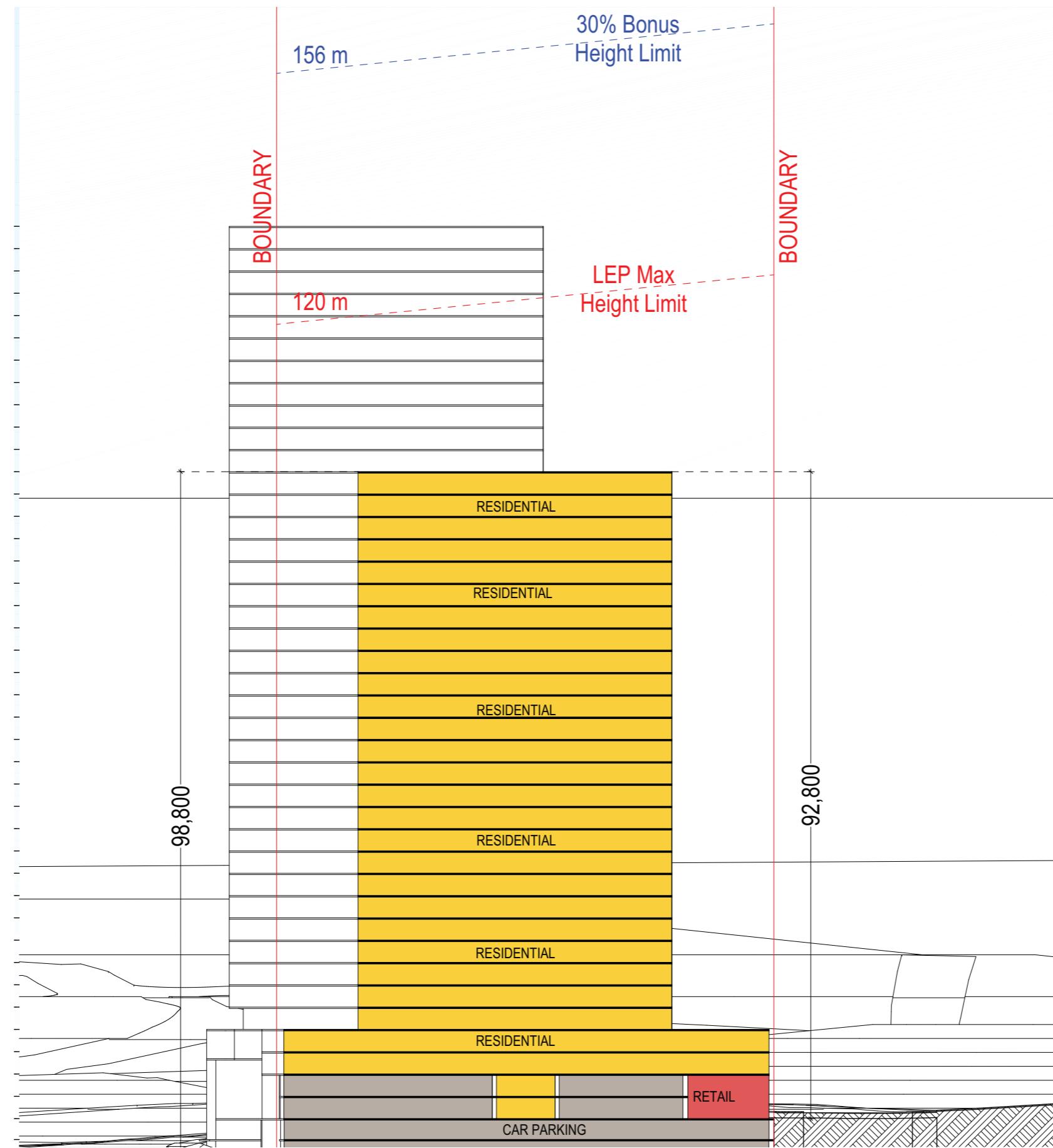
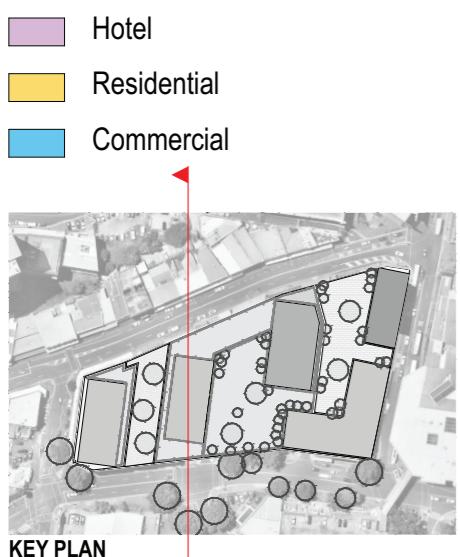
- Hotel
- Residential
- Commercial



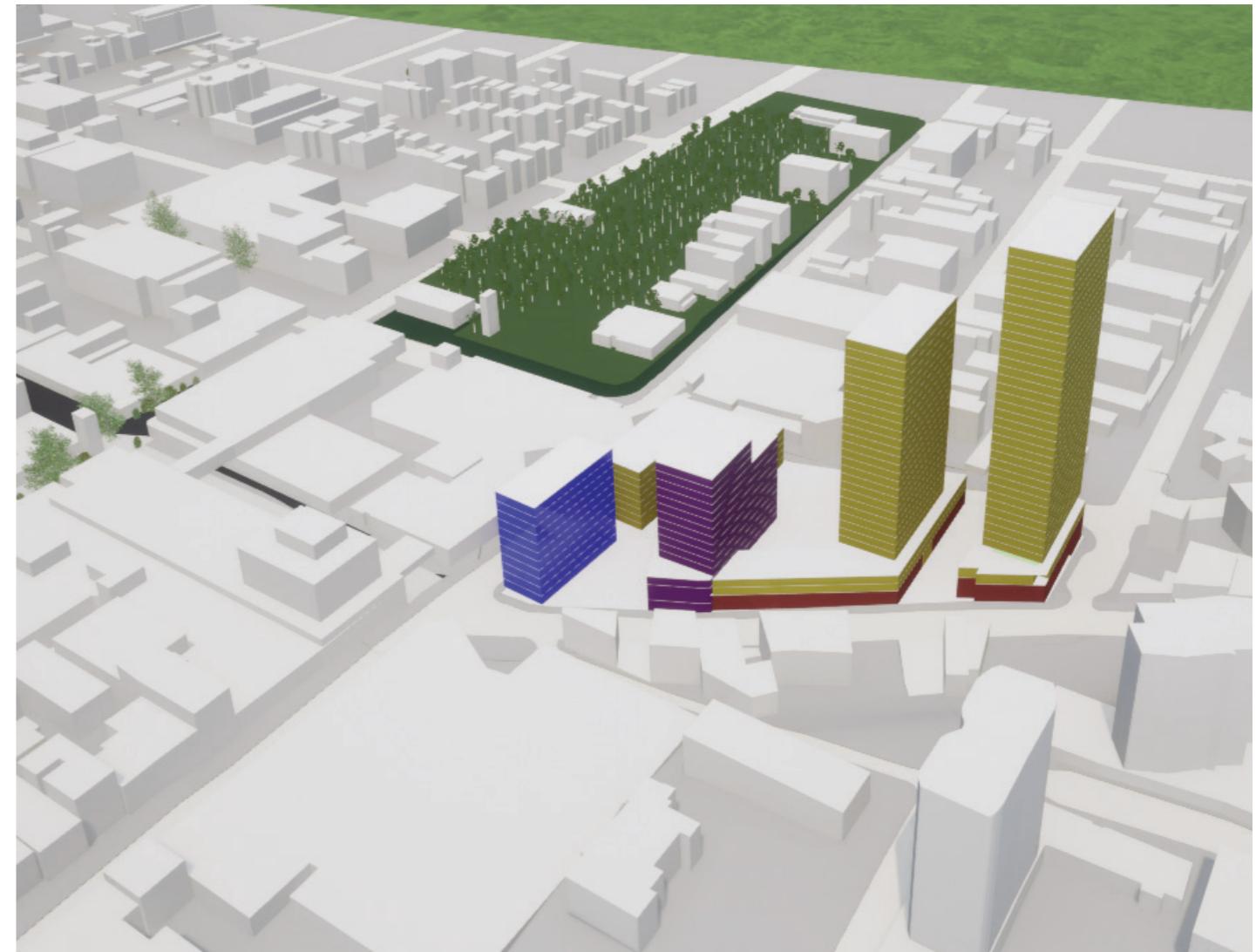
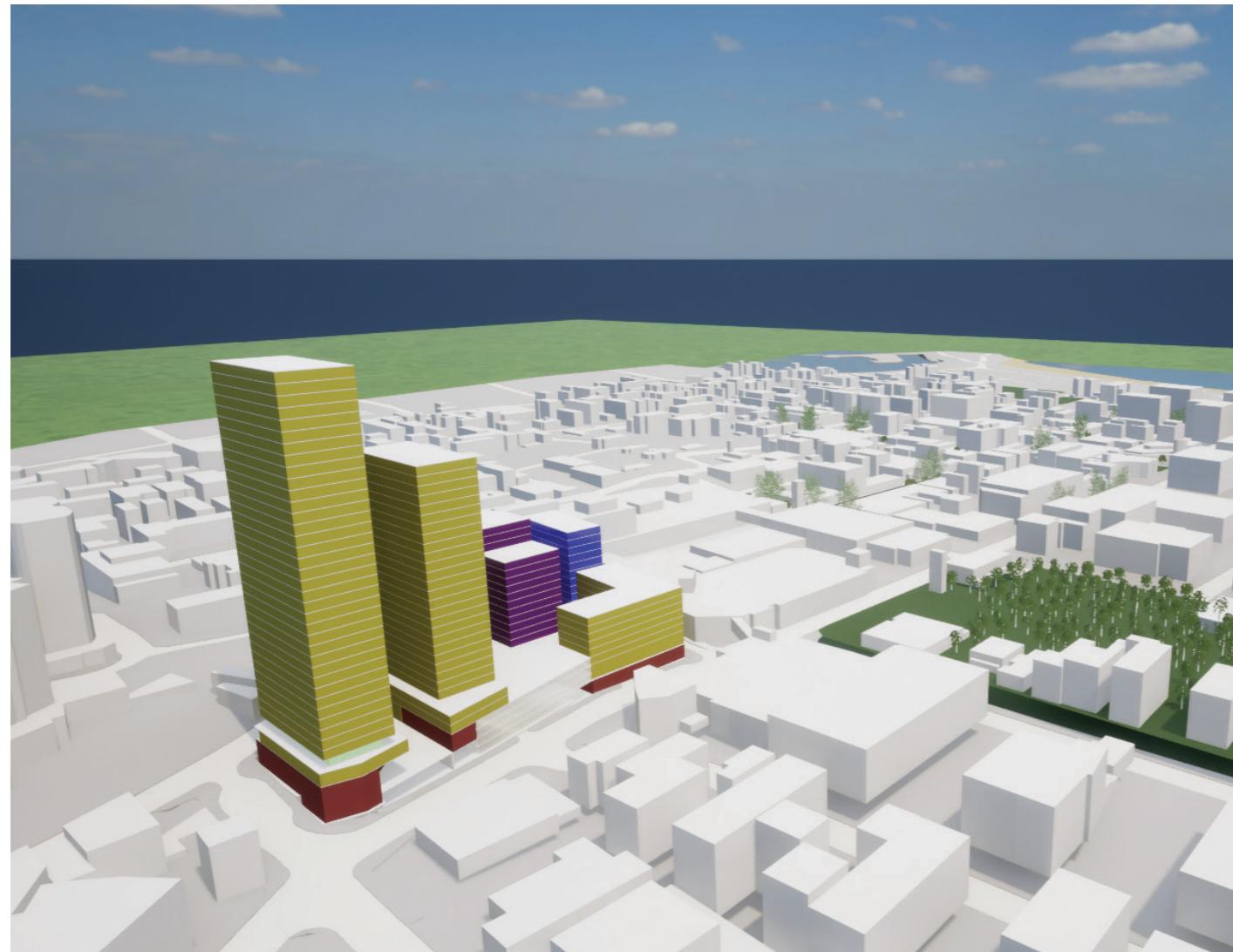
## SECTION 02



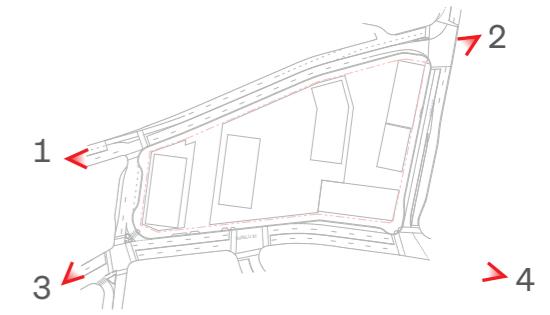
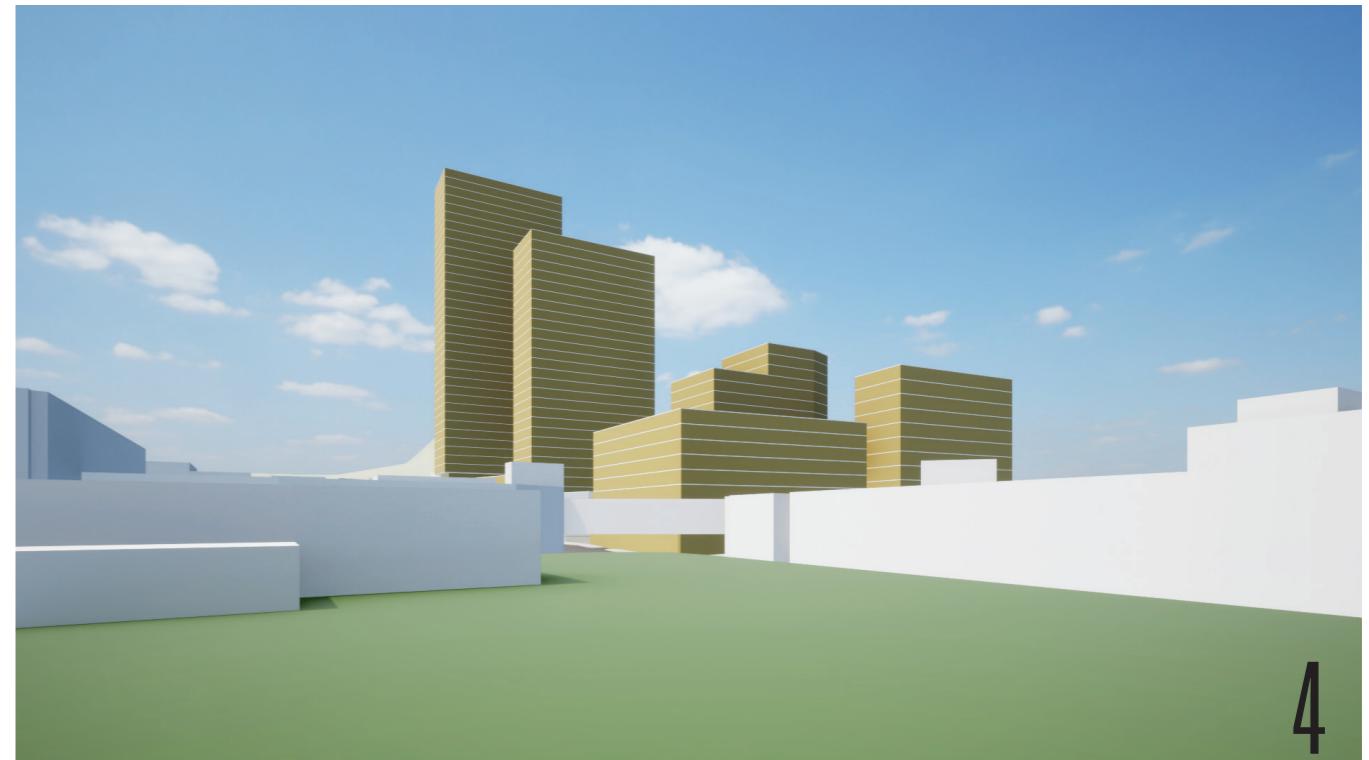
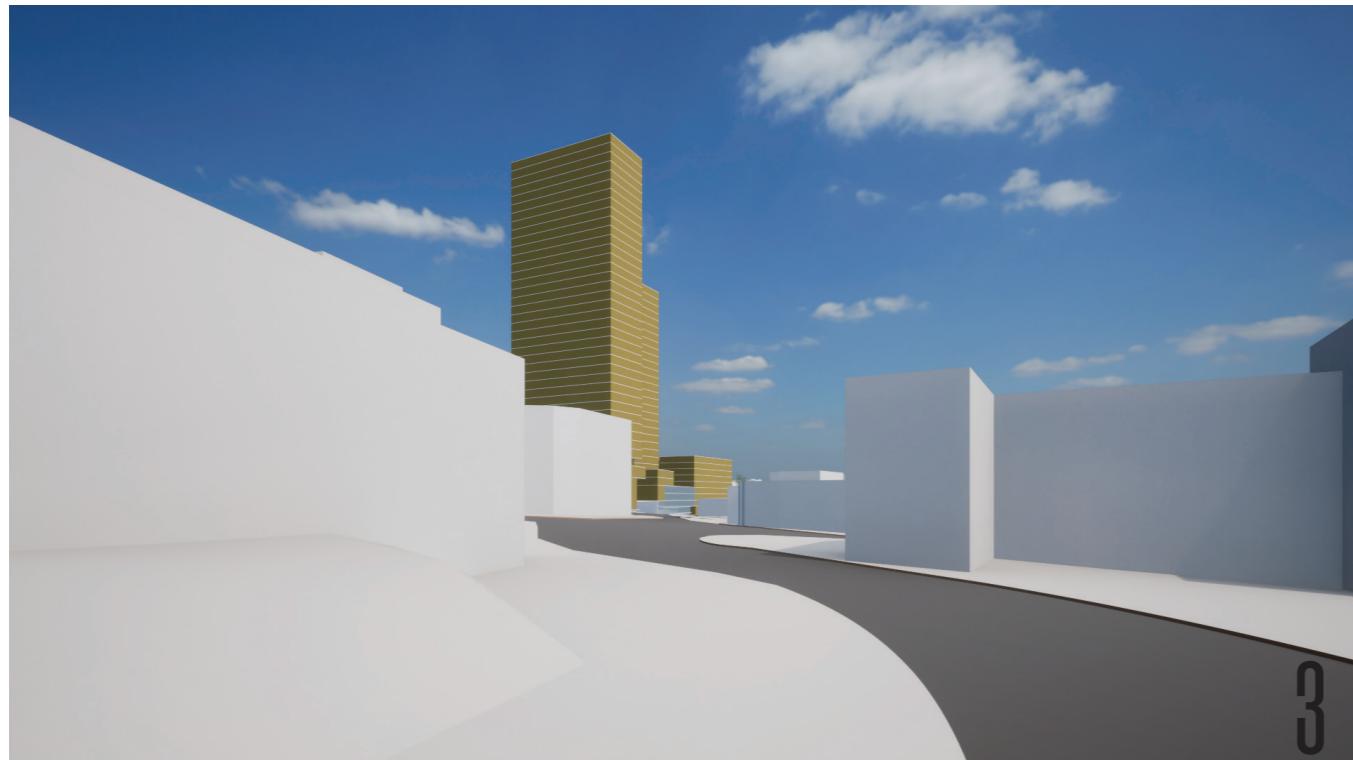
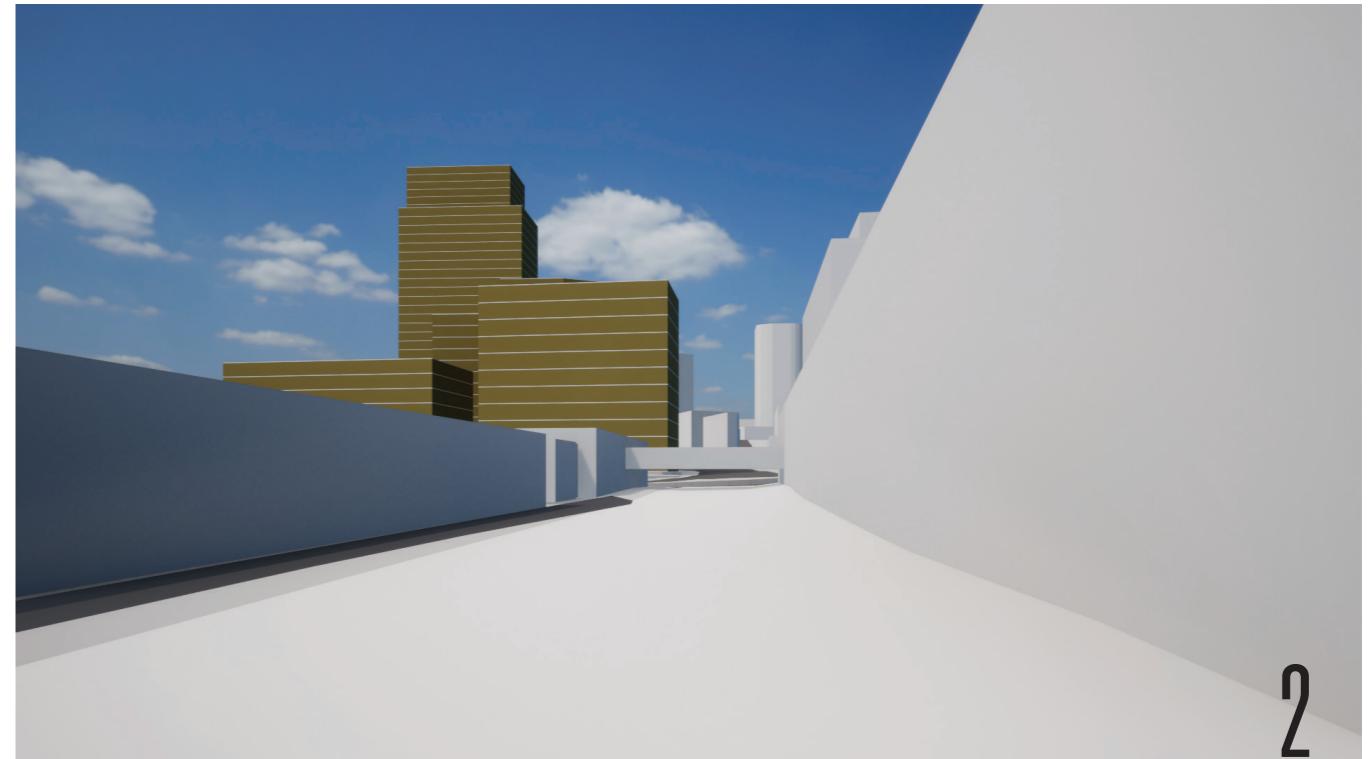
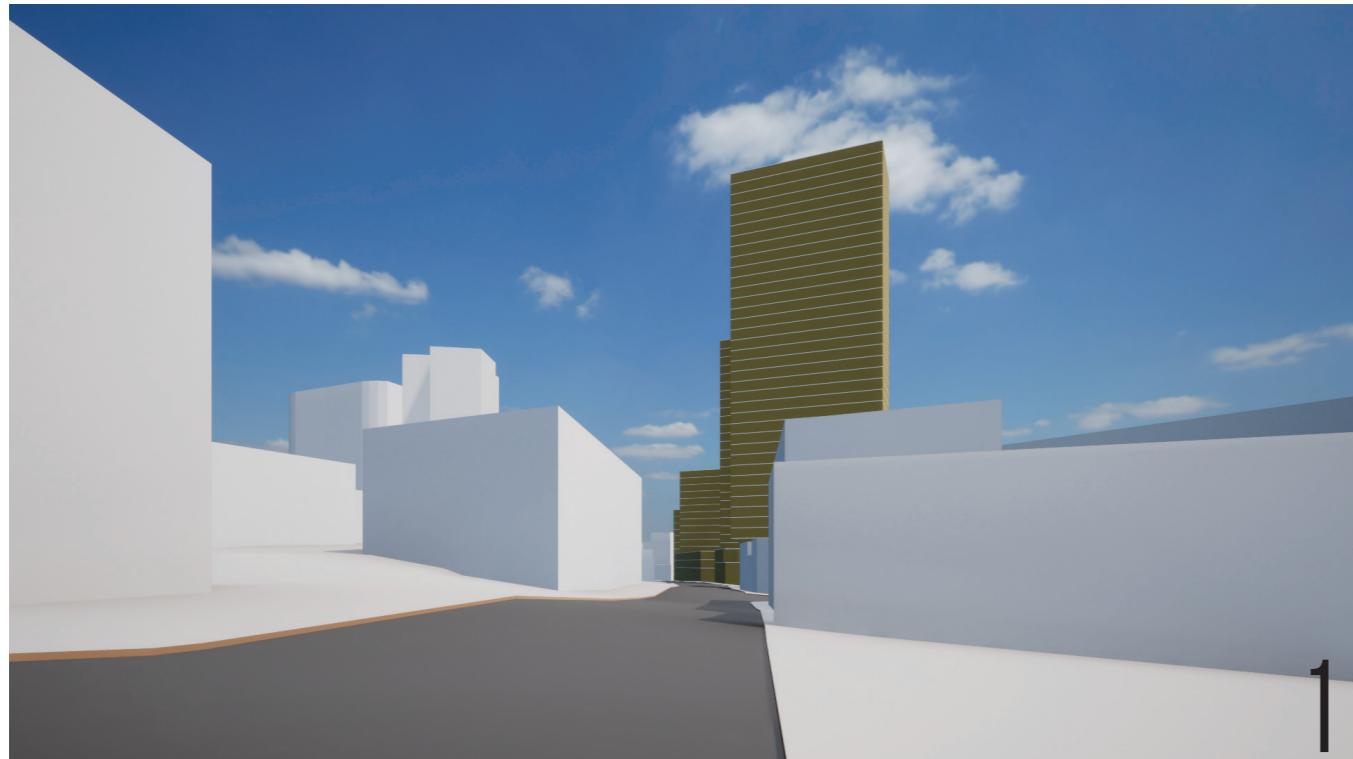
## SECTION 04



# AERIAL



# KEY VIEWS



## SHADOW DIAGRAMS



Building Above LEP Height  
 Approved Building



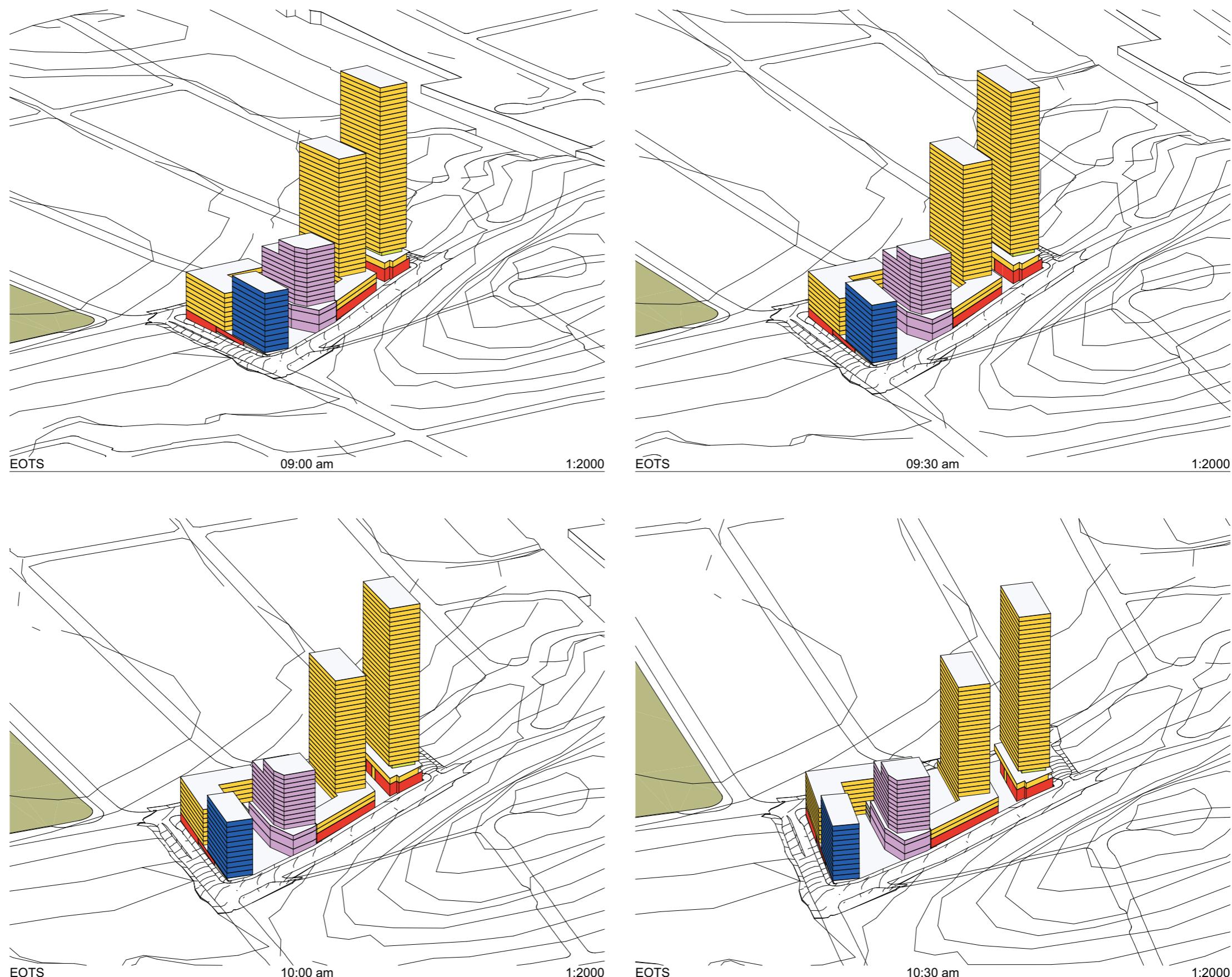
## SHADOW DIAGRAMS



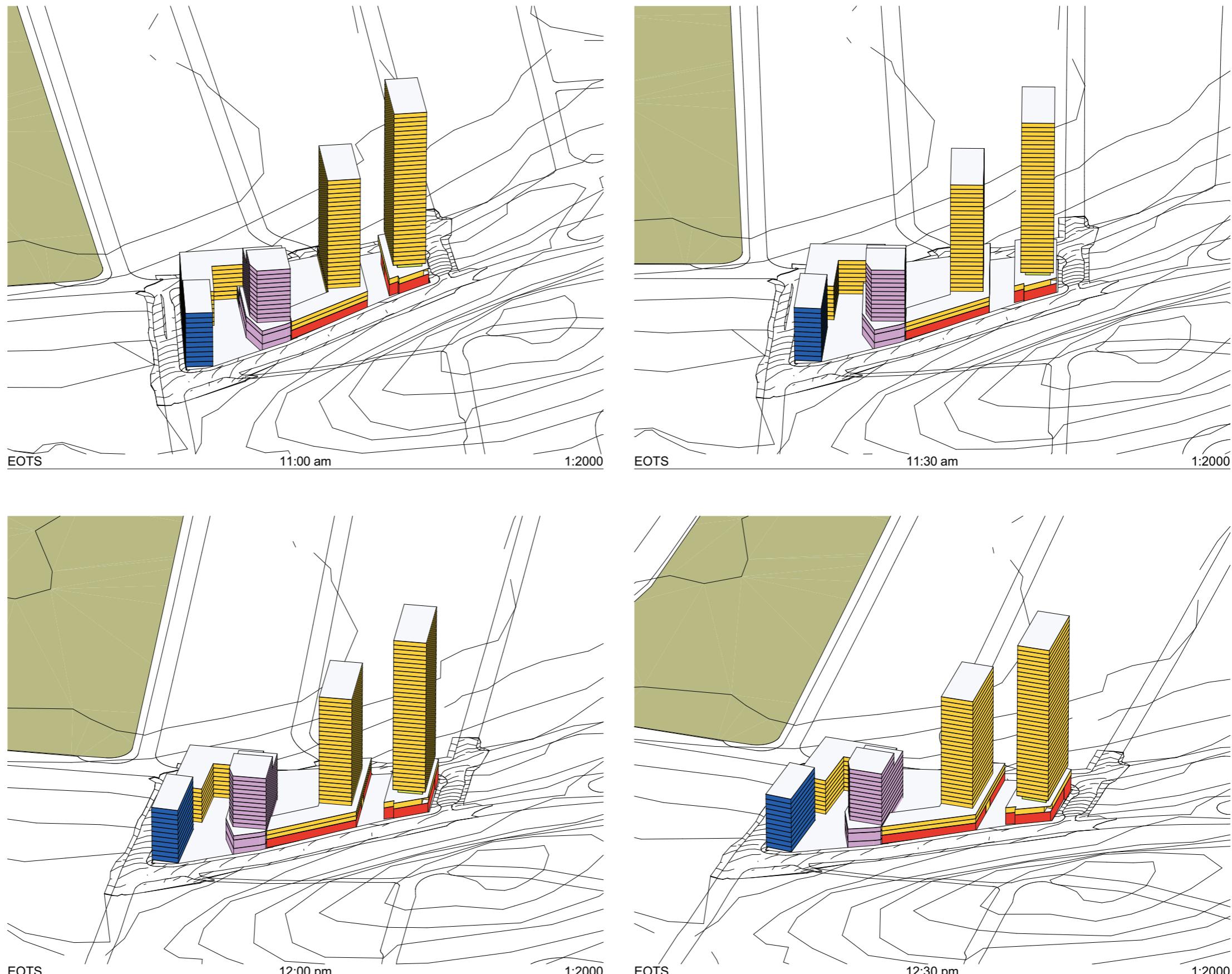
Building Above LEP Height  
 Approved Discretion



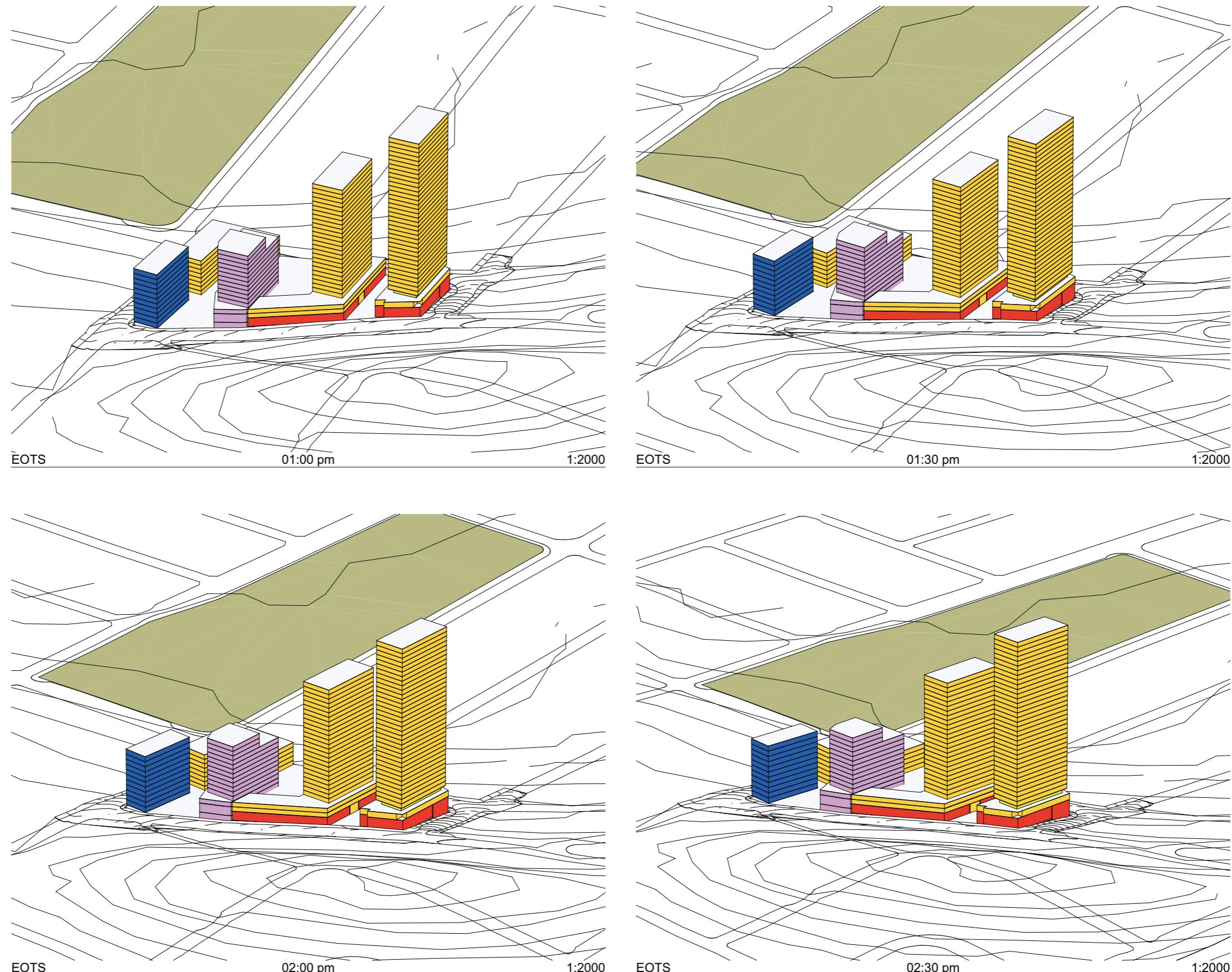
# Eye of the Sun



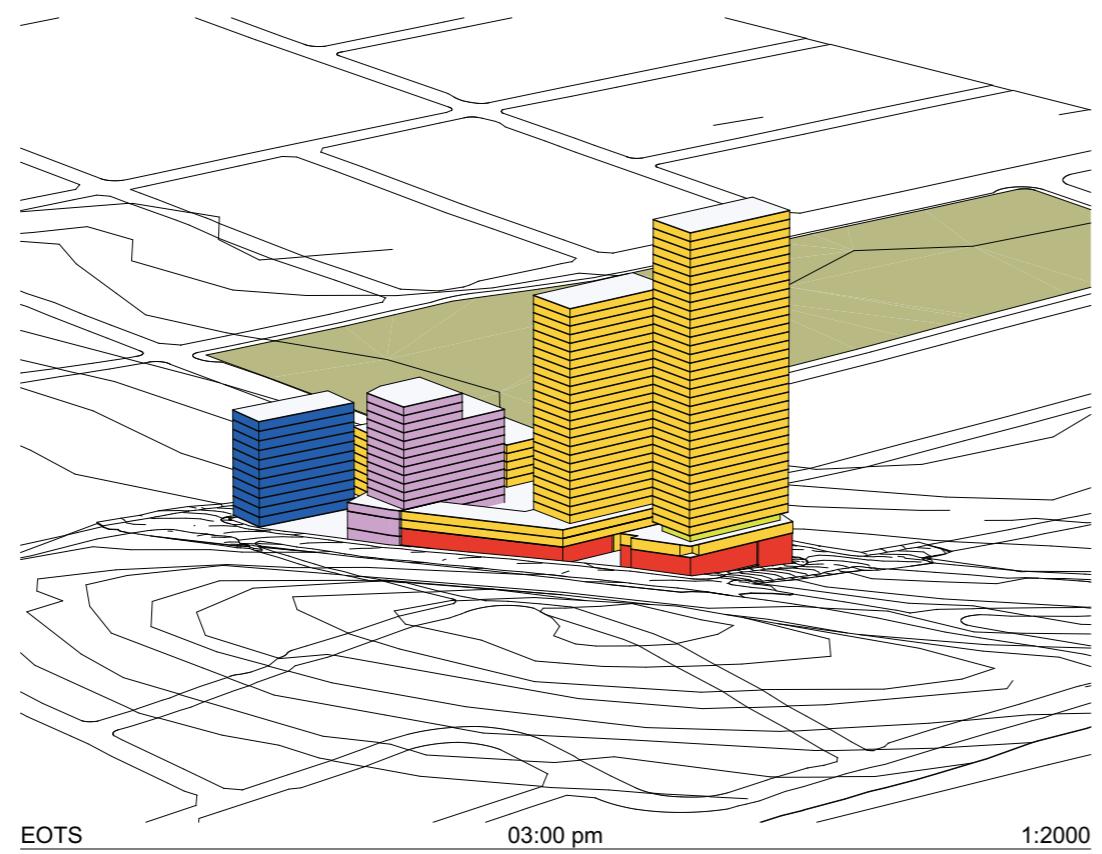
# Eye of the Sun



# Eye of the Sun



# EYE OF THE SUN



## Key

- Residential
- Commercial
- Retail
- Hotel
- Community



Win Grand Development Summary																	
YIELD SCHEDULE																	
Site Area:	13,088 m <sup>2</sup>																
Allowable FSR	4.38 :1																
Base GFA	57,260 m <sup>2</sup>																
30% Housing SEPP bonus	17,178 m <sup>2</sup>																
Max GFA	74,437 m <sup>2</sup>																
Proposed GFA	74,431 m <sup>2</sup>																
Proposed FSR:	5.69 :1																
Envelope to GFA	90%	95%															
GFA to GFA	78%	85%															
GFA to NSA	87%	90%															
Res	Comm																
Average apartment size																	
Private Market	76 m <sup>2</sup>																
Affordable	70 m <sup>2</sup>																

# SUMMARY

## AREA

Site Area:	13,088 m <sup>2</sup>
Base FSR:	4.38:1
Base GFA:	55,560 m <sup>2</sup>
Commercial GFA:	35%

30% Housing SEPP Bonus:	17,437 m <sup>2</sup>
Max GFA:	74,437 m <sup>2</sup>
MAX FSR:	5.69:1

Proposed GFA:	74,431 m <sup>2</sup>
Proposed FSR:	5.69:1

## OPEN SPACE

Podium COS:	2,272.37 m <sup>2</sup>
Civic Plaza:	2,770.19 m <sup>2</sup>
Landscape:	6,868.26 m <sup>2</sup>
Deep Soil:	0 m <sup>2</sup>

## GFA

Residential GFA:	54,521 m <sup>2</sup>
Commercial GFA:	7,000 m <sup>2</sup>
Retail GFA:	1,540 m <sup>2</sup>
Hotel GFA:	11,370 m <sup>2</sup>

Number of apartments:	578 [Approx. 100 affordable]
Hotel keys:	204

## PARKING

Residential:	649
Commercial / Retail:	189
Hotel:	29

Total:	867
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