

DKO

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 m²

PROPOSED

Residential GFA: 34,643 m² (60%)
Non-Residential GFA: 24,011 m² (40%)

Proposed GFA: 58,654 m²
Proposed FSR: 4.48:1

Non-Residential

Office: 10,171 m²
Retail: 6,024 m²
Health: 557 m²
Food/Live music: 1,716 m²
Cinema: 2,236 m²
Gym/Pool: 2,821 m²
Exhibition space: 292 m²

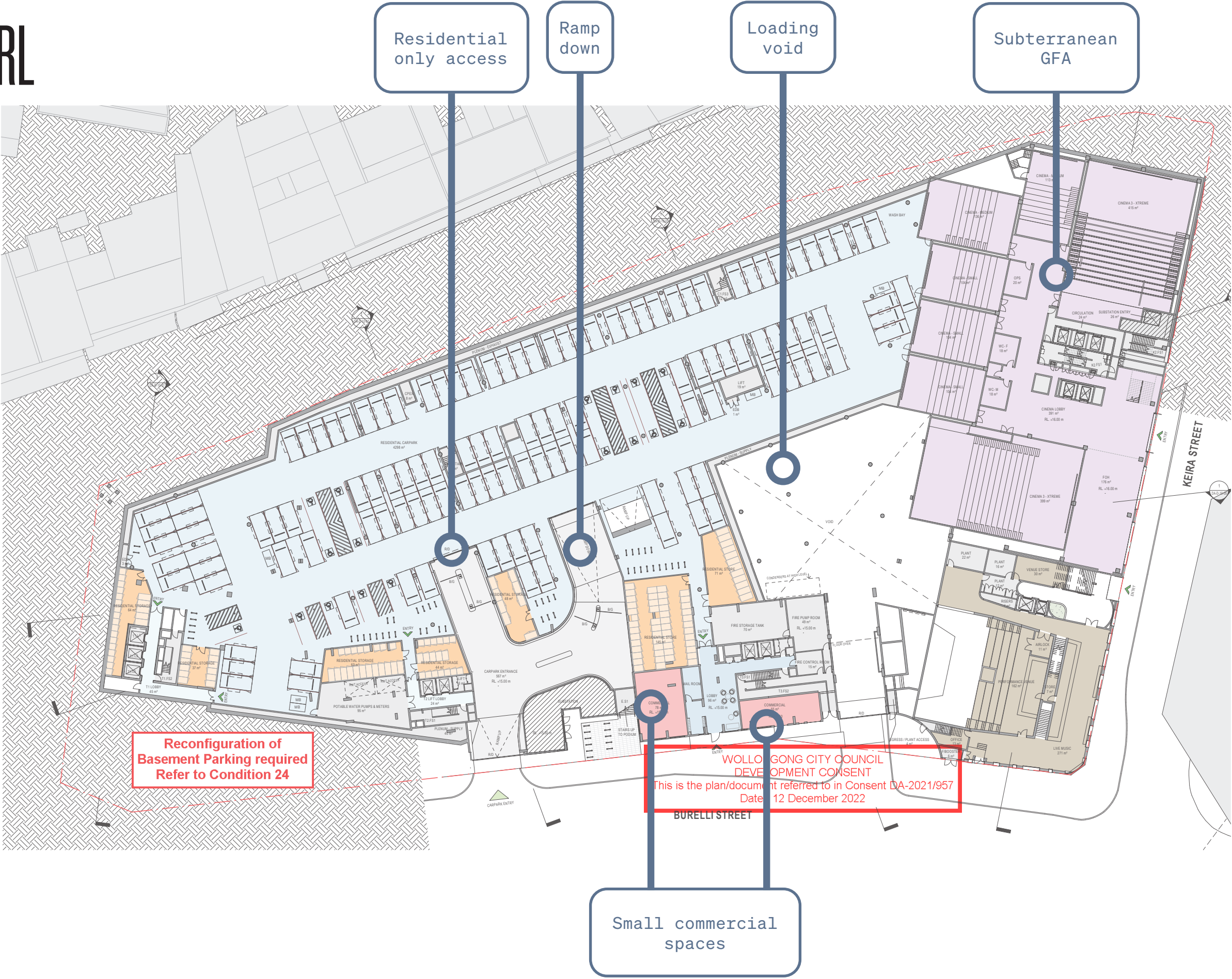
Residential

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

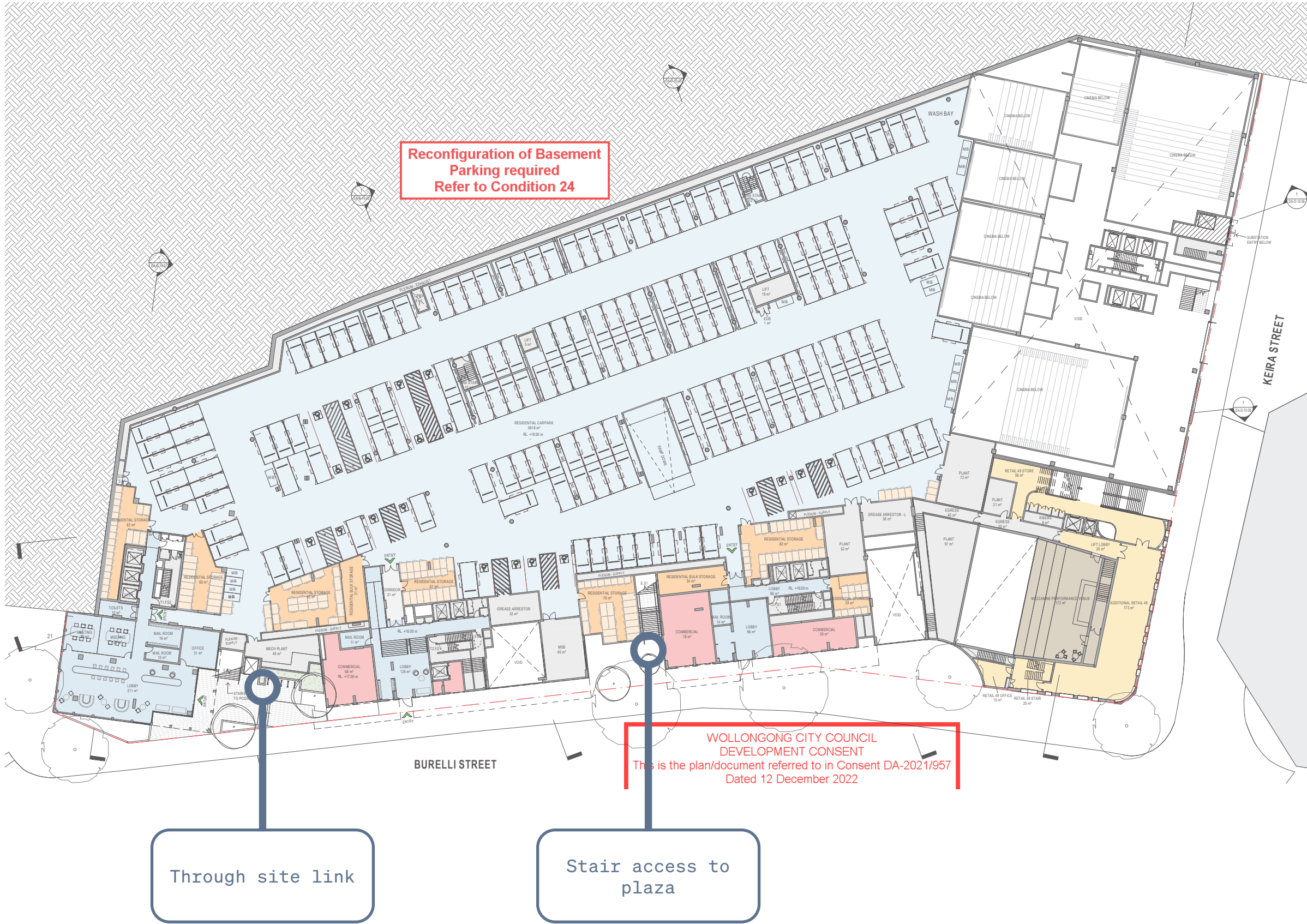
BASEMENT PARKING

Residential:	350
Visitor:	70
Commercial/Retail:	49
TOTAL:	469

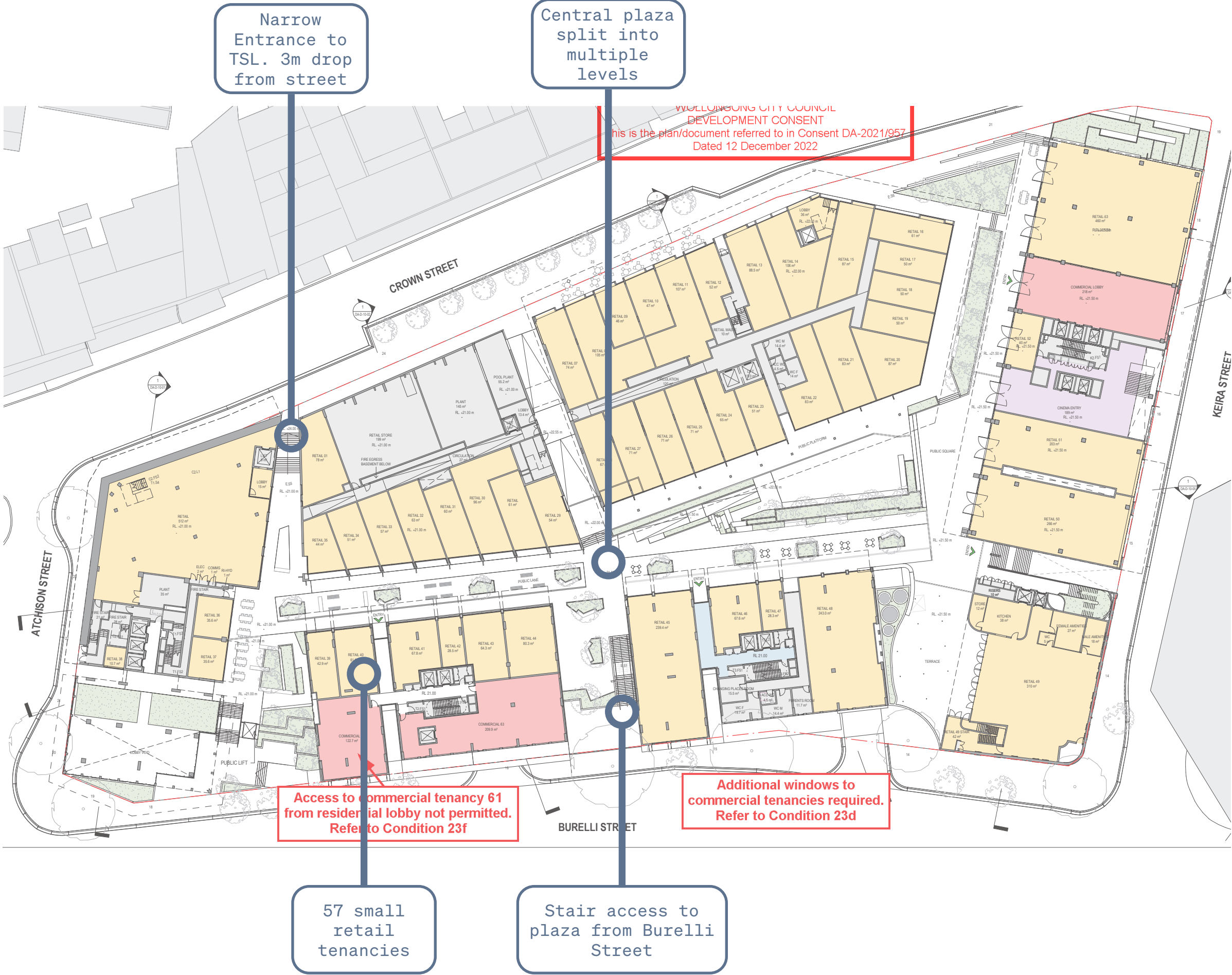
BASEMENT +15 RL



BASEMENT +18 RL



LEVEL 1 +21 RL



LEVEL 2



LEVEL 3

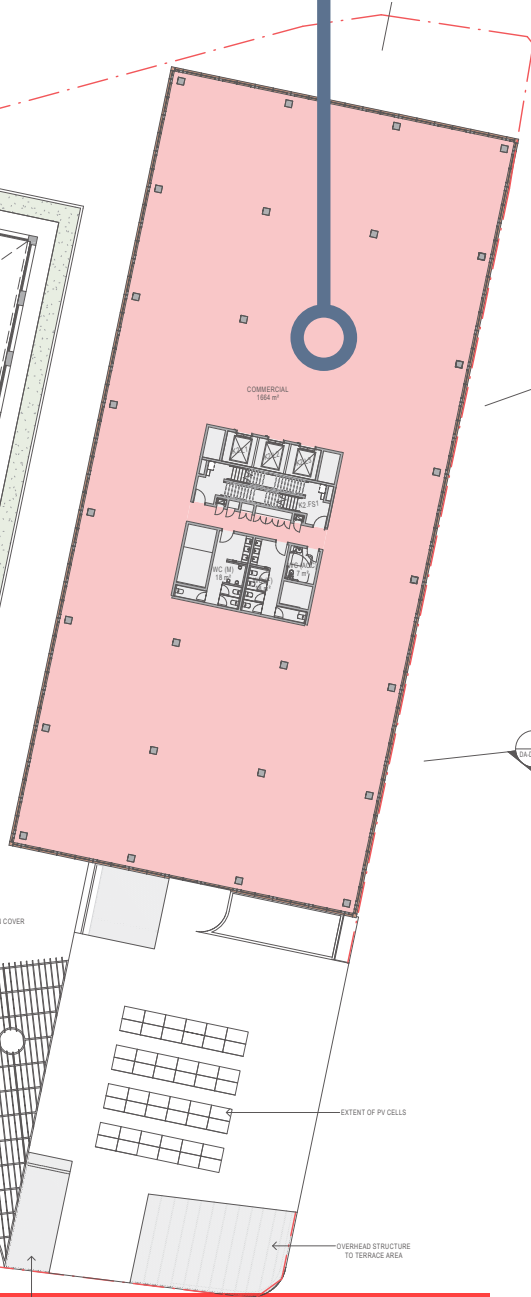
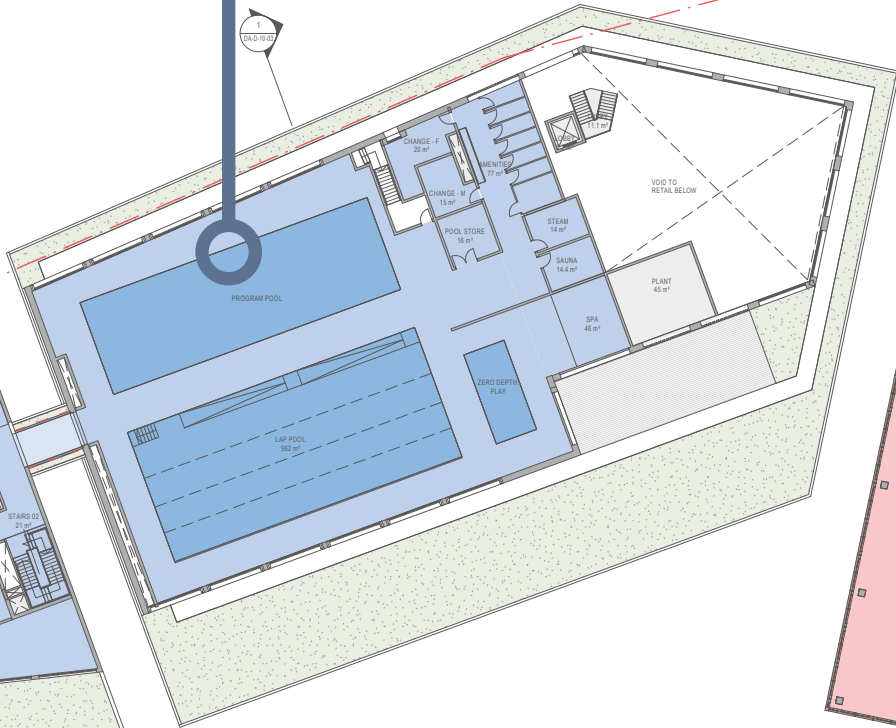
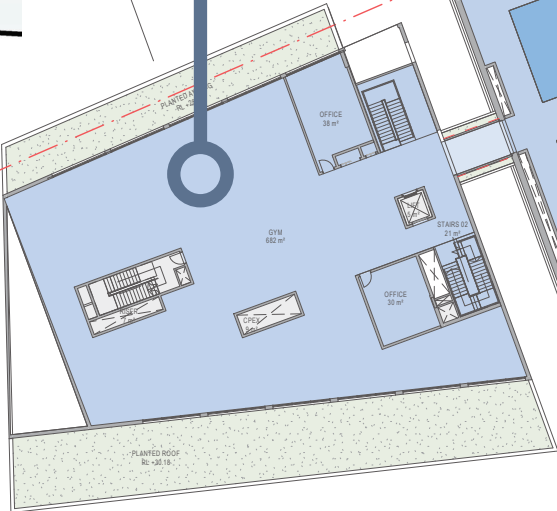
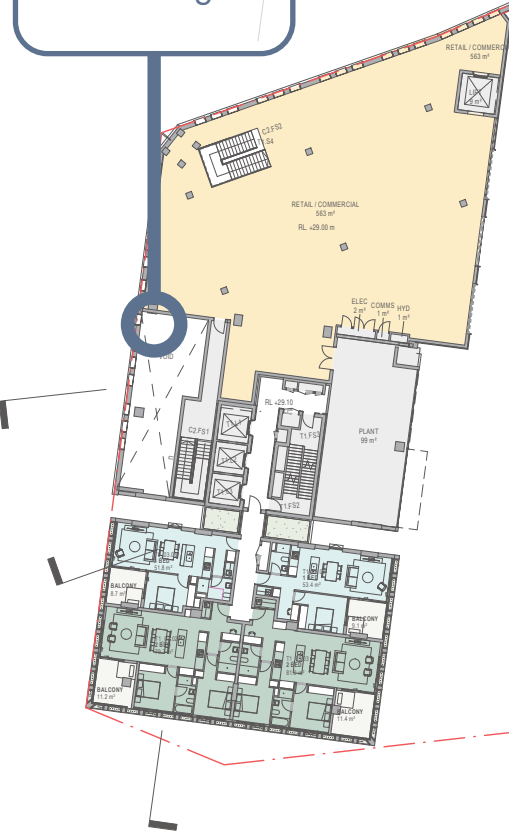


Void over heritage

Gym

Pool

1664m² commercial plate



Additional windows required for residential towers 2 and 3. Refer to Condition 26

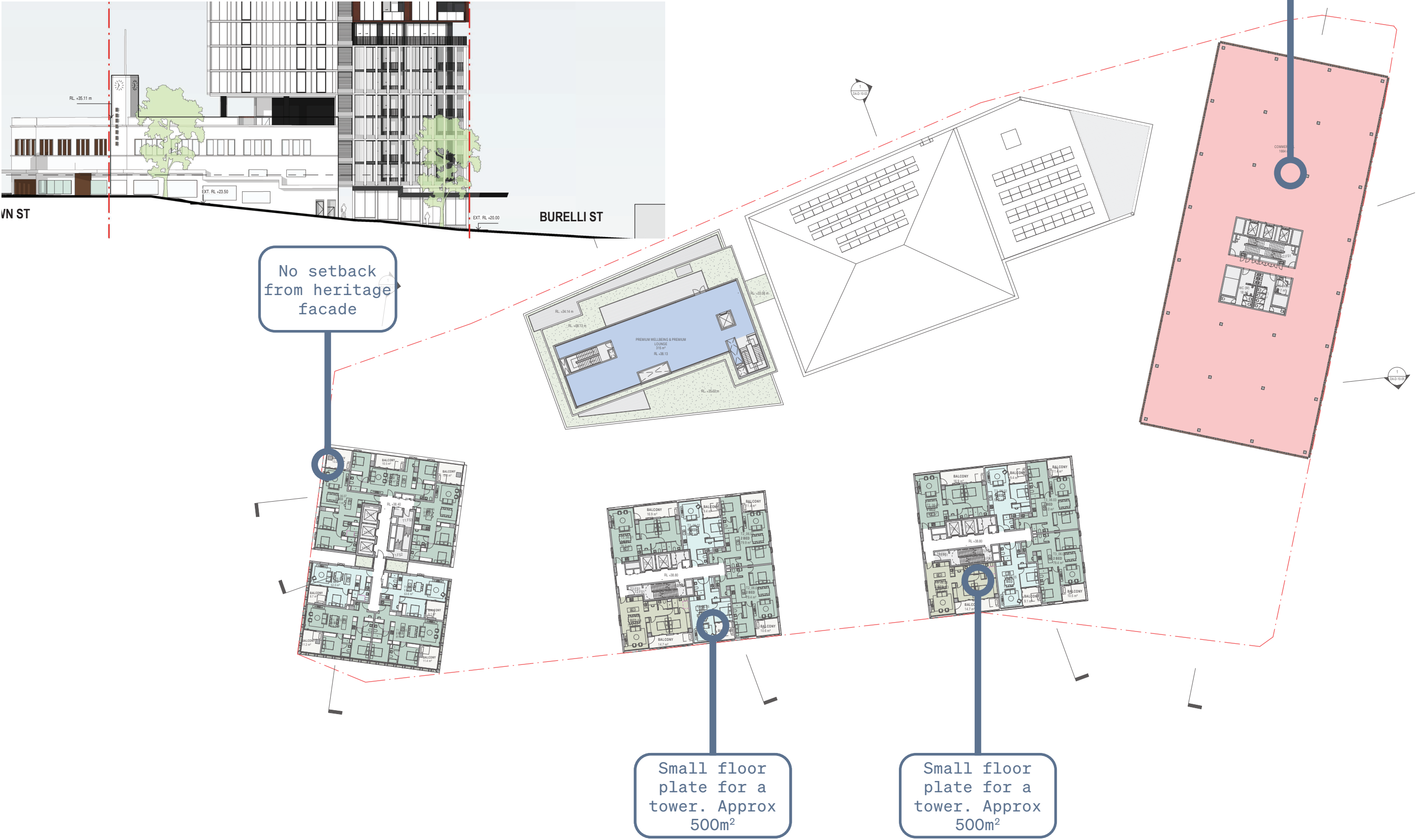
WOLLONGONG CITY COUNCIL
DEVELOPMENT CONSENT
This is the plan/document referred to in Consent DA-2021/957
Dated 12 December 2022

Privacy through Louvres

Reduced solar amenity due to the east west building orientation.



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



LEGEND

- Subject Site
- Train Stop
- Train Line

SURROUNDING CONTEXT

LEGEND

Residential

Large Format Retail

Mixed Use

Education

Hospital

Community / Recreation

Open Space

2 Storey Mixed Use

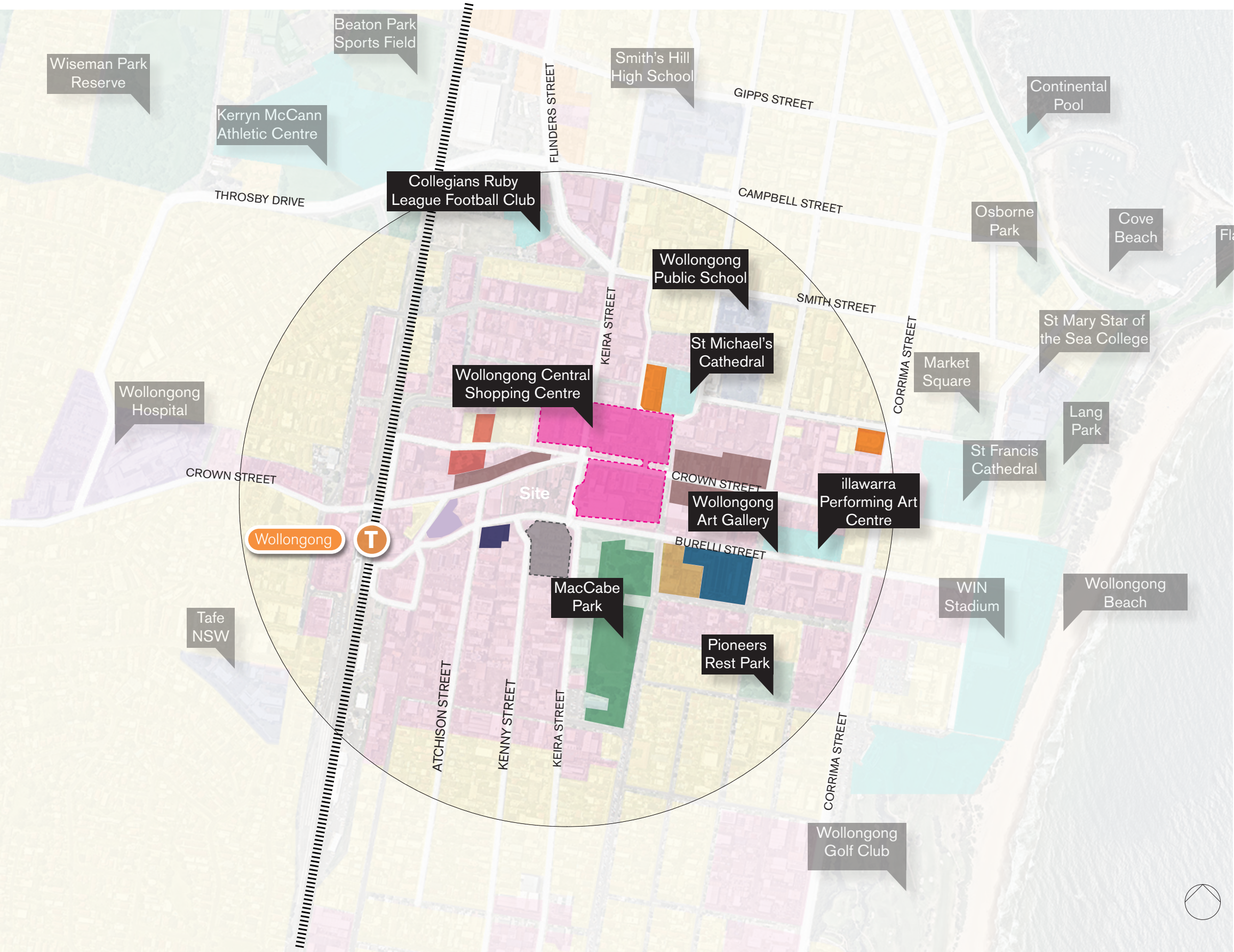
2 Storey Community Health Centre

5 - 10 Storey Hotel

20 - 22 Storey Flat Residential Building

2 Storey Retail/Services

7-13 Flat Residential Building (Approved DA)



ROAD NETWORK



TOPOGRAPHY

LEGEND

Subject Site

Tree

Park
(No overshadow after 2 pm)

The figure is an aerial photograph of a city block in Wollongong, Australia, with a topographic overlay. A red dashed line outlines the 'Subject Site', which is a triangular plot. The vertices of the site are marked with their respective Reduced Levels (RL): RL 24.5 at the top-left, RL 19.5 at the top-right, and RL 13.5 at the bottom-right. The distances between these vertices are 115m (along Crown St), 52m (along Keira St), and 12m (along Burelli St). Other distances shown on the map include 47m (along Atchison St), 12m (along Burelli St), 103m (along Burelli St), 46m (along Burelli St), and 91m (along Keira St). Several trees are marked with green circles, and Maccabe Park is visible in the bottom right corner. The map also shows various buildings, parking lots, and other streets including Crown St, Keira St, Burelli St, Atchison St, and Kenny St.

dko.com.au

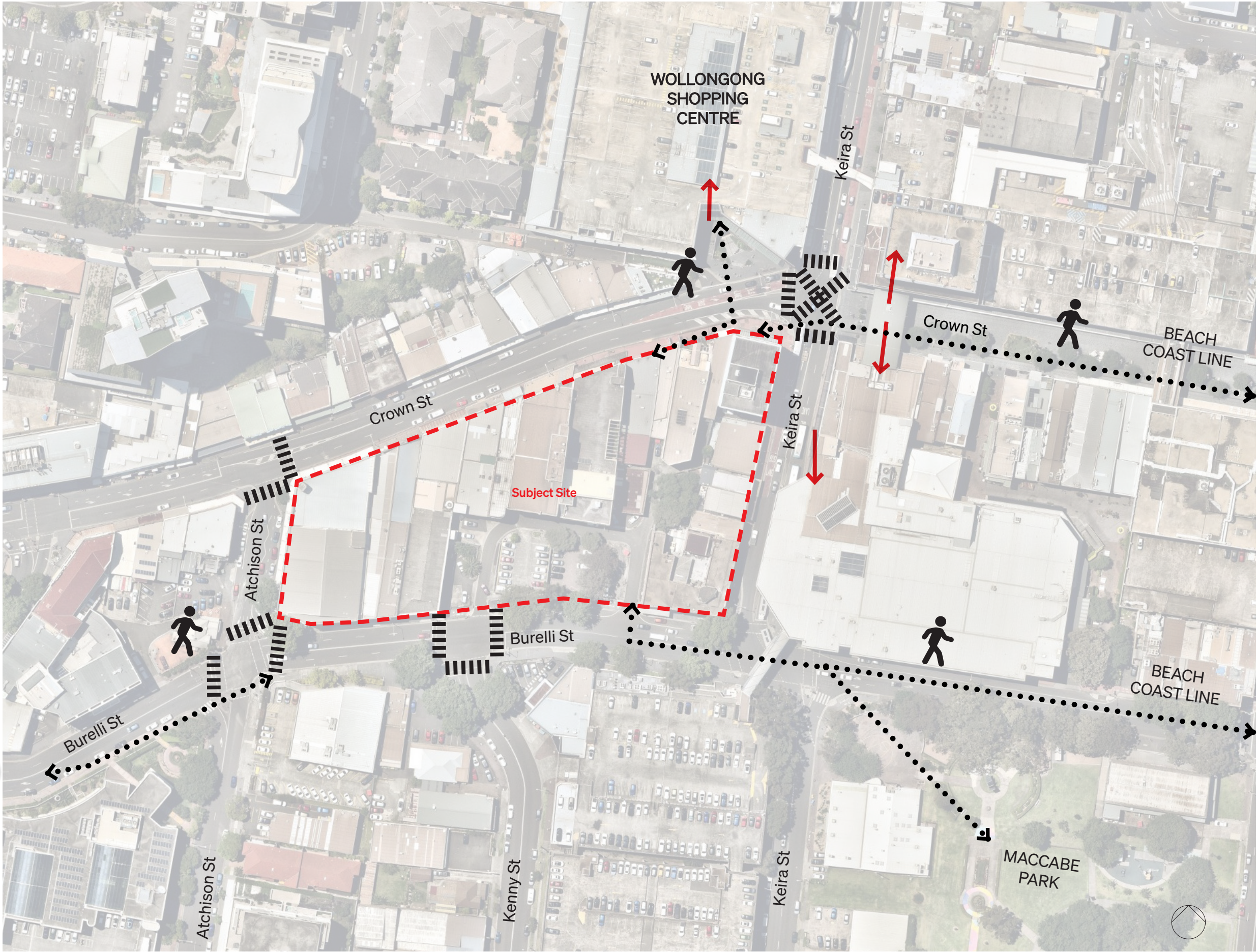
216-222 Keira St, Wollongong 2500

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KEY MOVEMENTS

PEDESTRIAN

- LEGEND
- Subject Site
-
- Pedestrian Route



KEY MOVEMENTS

VEHICLE

- LEGEND
- Subject Site
- Traffic Noise
- Service alley entry

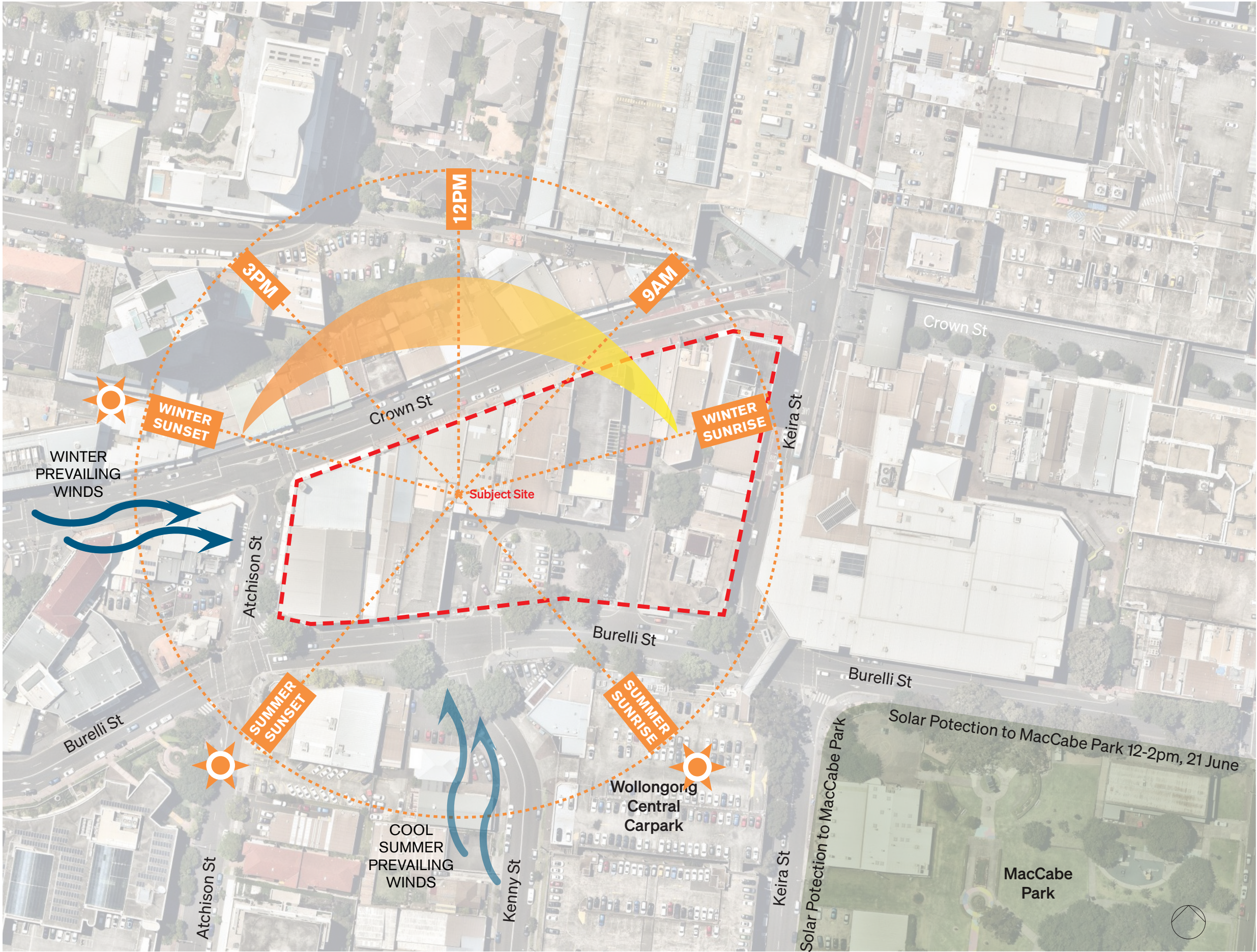


SOLAR AND WIND

LEGEND

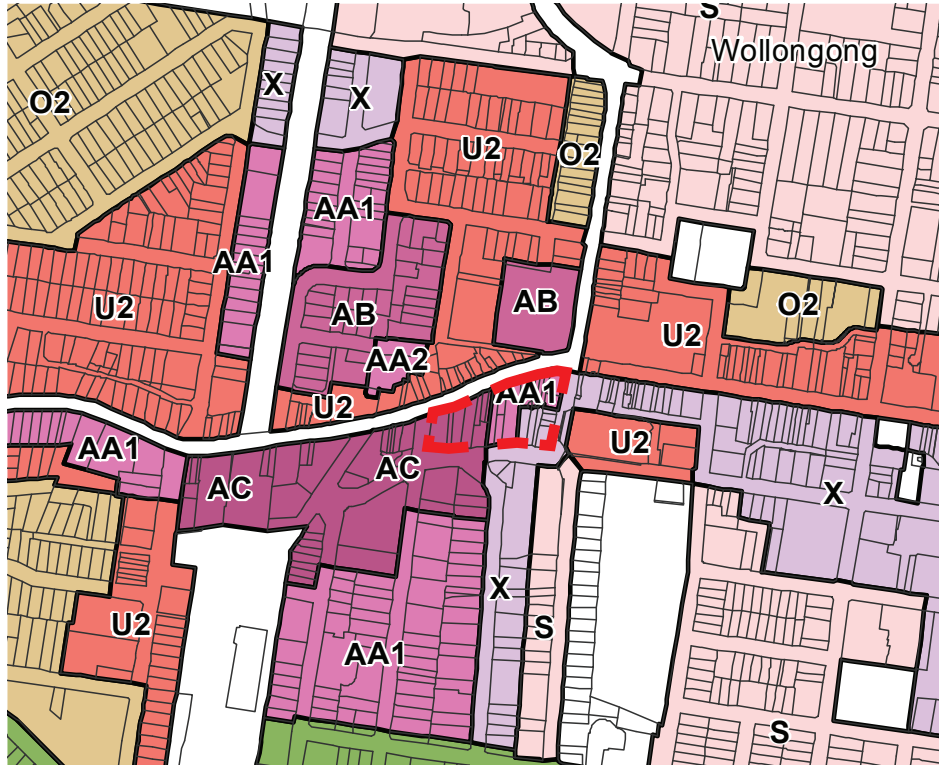
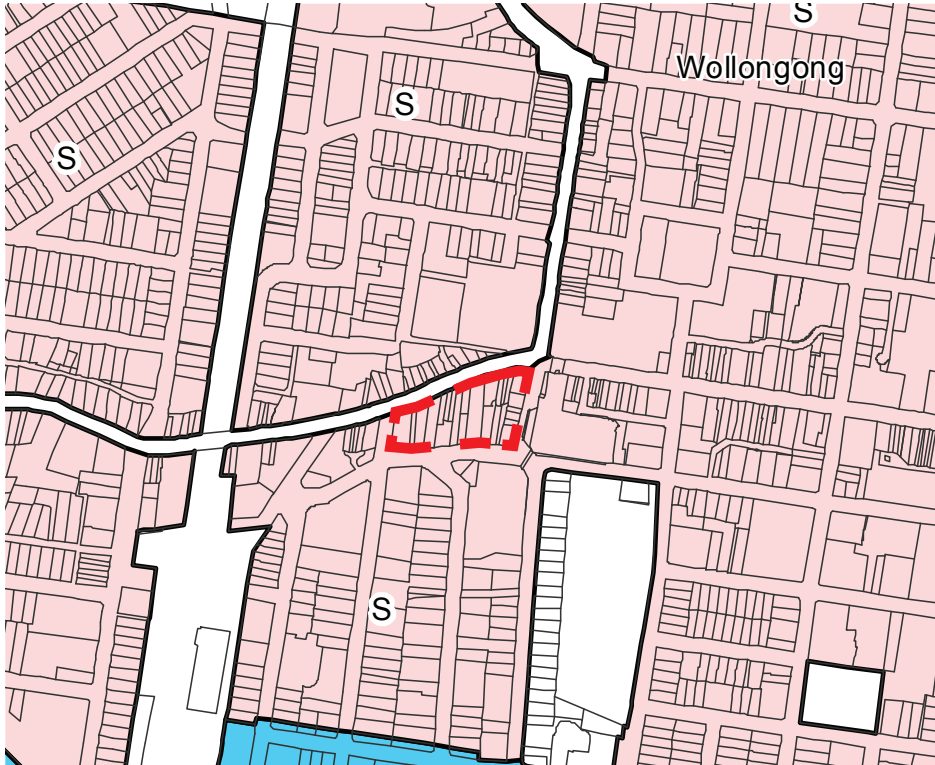
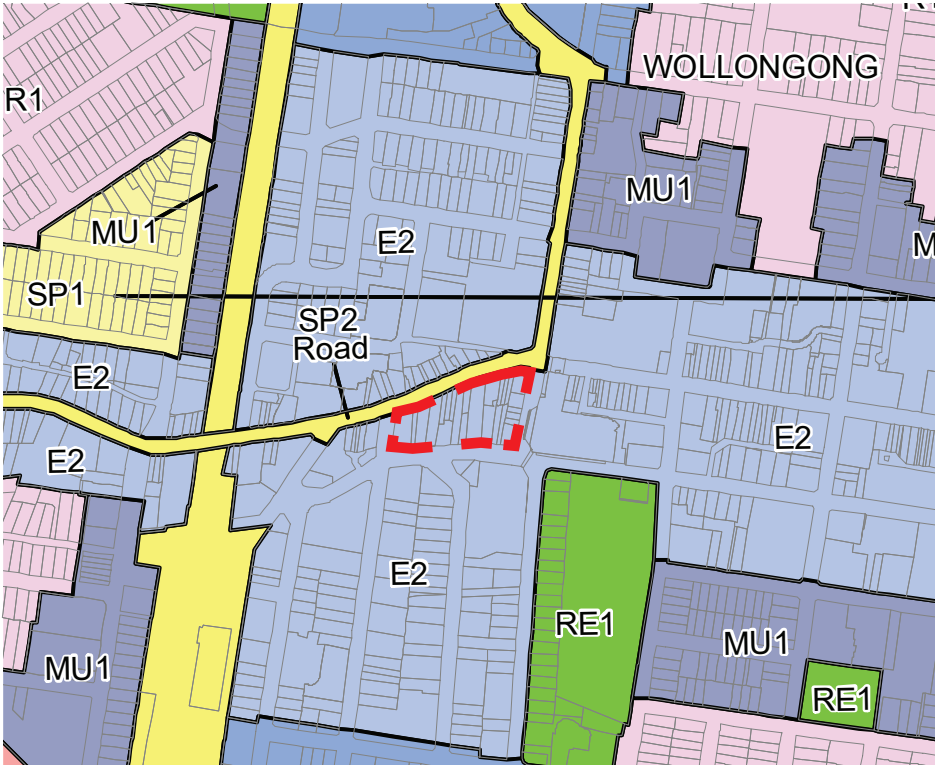
Subject Site

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

Maximum Building Height

A	3		
I	8		
J	9		
L	11		
M	12		
N	13		
O1	15		
O2	16		
Q	20		
S	24		
U1	30		
U2	32		
X	48	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



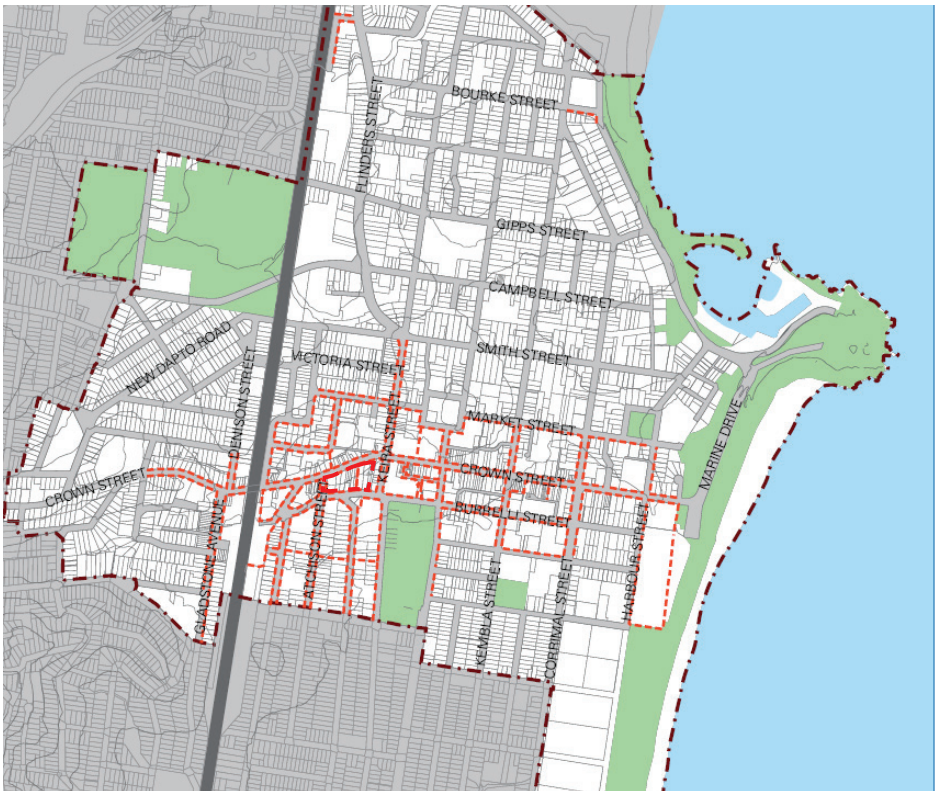
- Sun Plane Protection**
- MacCabe Park 12-2pm, 21 June
 - Civic Square 11-3pm, 21 June
 - Market Square 12-2pm, 21 June
 - Pioneer Park 12-2pm, 21 June
 - Sites affected by sun plane controls

*The site is not affected by this clause.



DCP WOLLONGONG CITY CENTRE PRECINCT

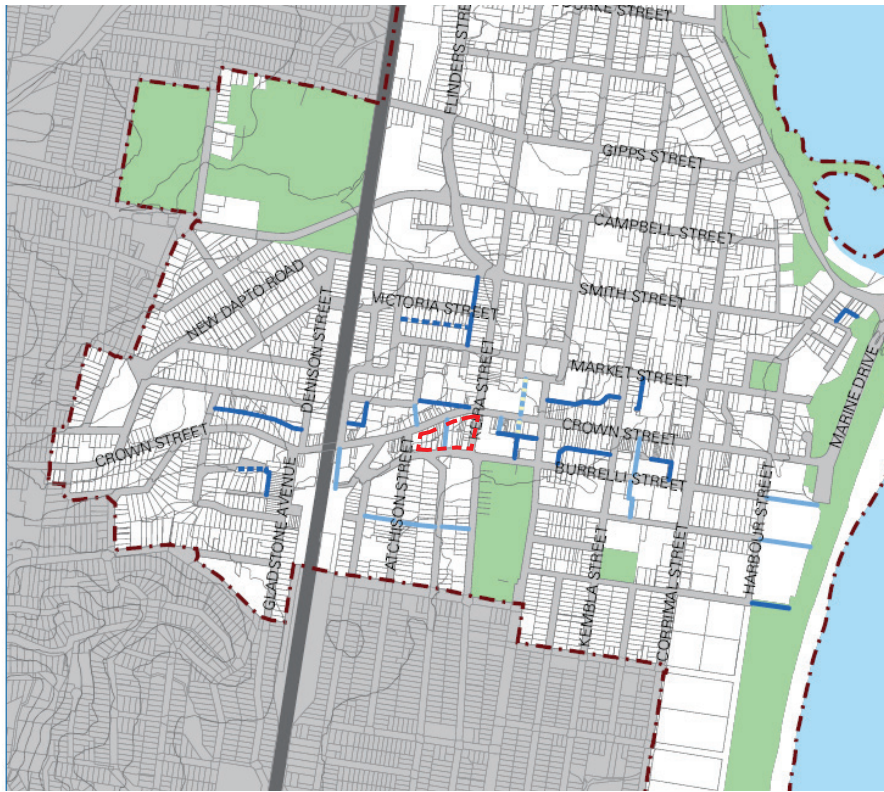
WOLLONGONG DCP 2009



- 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

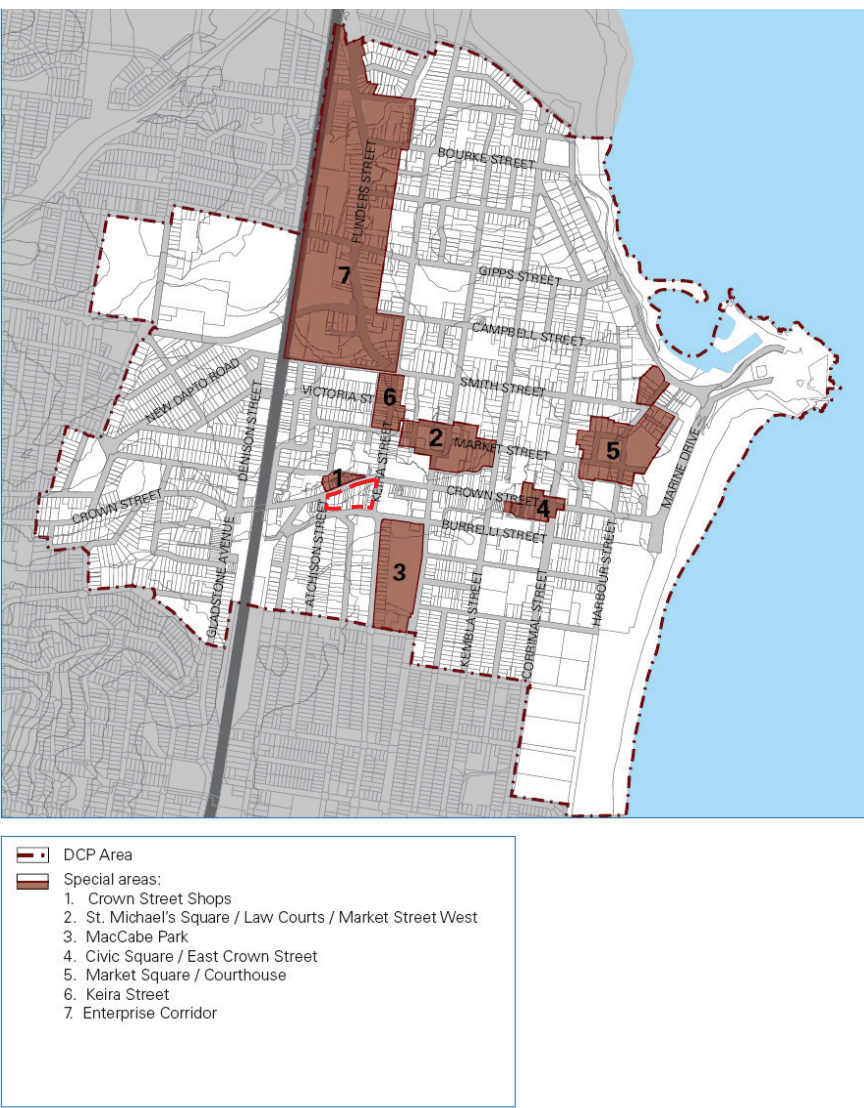


- Lanes - Existing
- Lanes - Proposed
- Pedestrian links - Existing
- Pedestrian links - Proposed
- DCP Area



DCP WOLLONGONG CITY CENTRE PRECINCT

WOLLONGONG DCP 2009



HEIGHT MAP



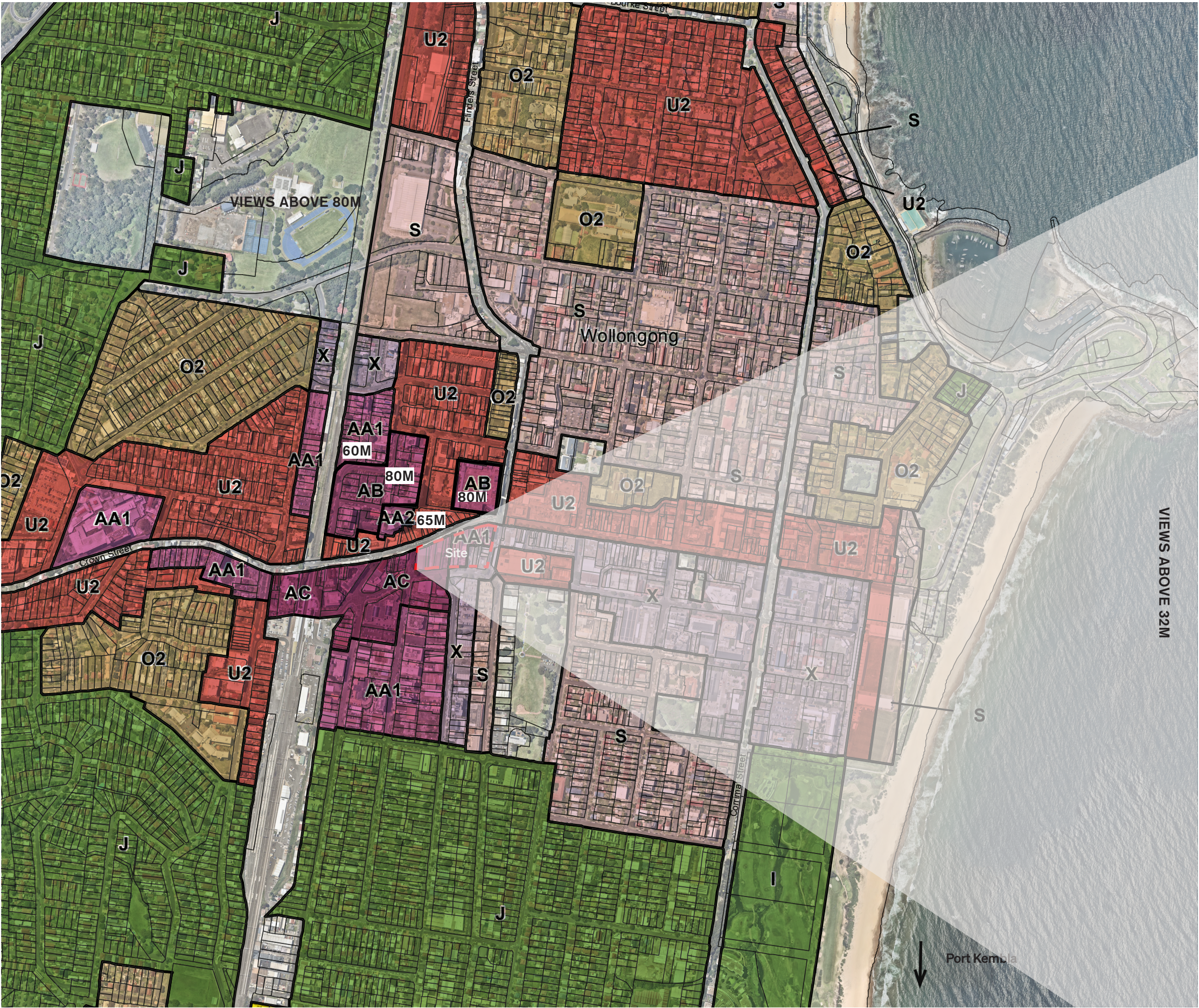
Height Of Buildings Map - Sheet HOB_025

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

Cadastral

Cadastral 18.06.19 © Wollongong City Council



OPPORTUNITIES & CONSTRAINTS

LEGEND

- Subject Site
- Traffic Noise
- Existing Pedestrian Link (From DCP)
- Crown Street pedestrian Mall
- Tree



OPPORTUNITIES & CONSTRAINTS

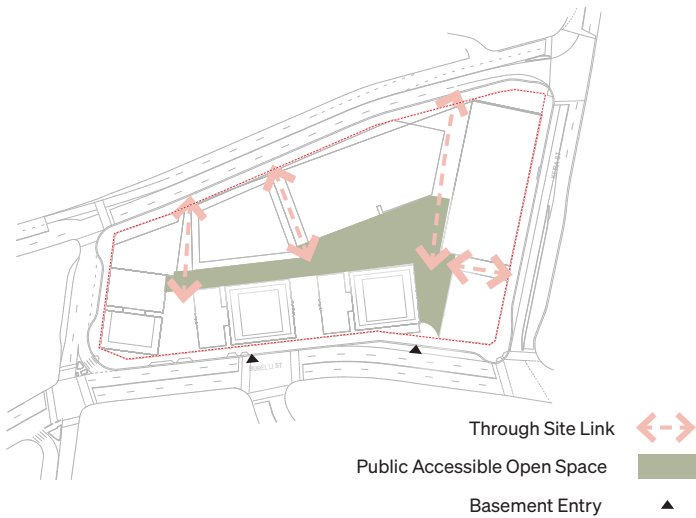
LEGEND

- Subject Site
- Traffic Noise
- Blank wall
- Street Retail interfaces
- Crown Street mall
- Wollongong Central Access

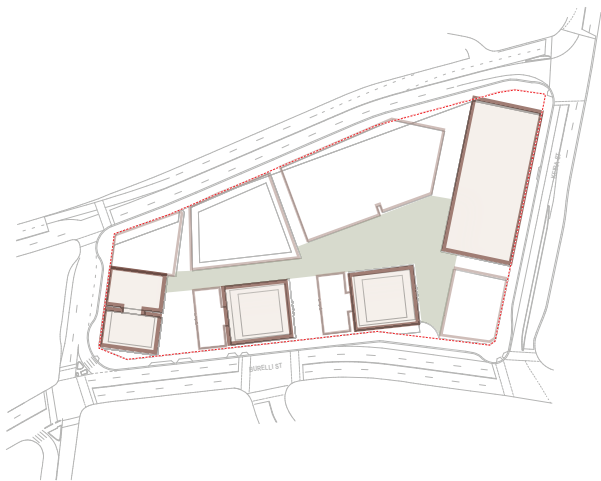


2.0 DESIGN RESPONSE

APPROVED DA



Site Permeability



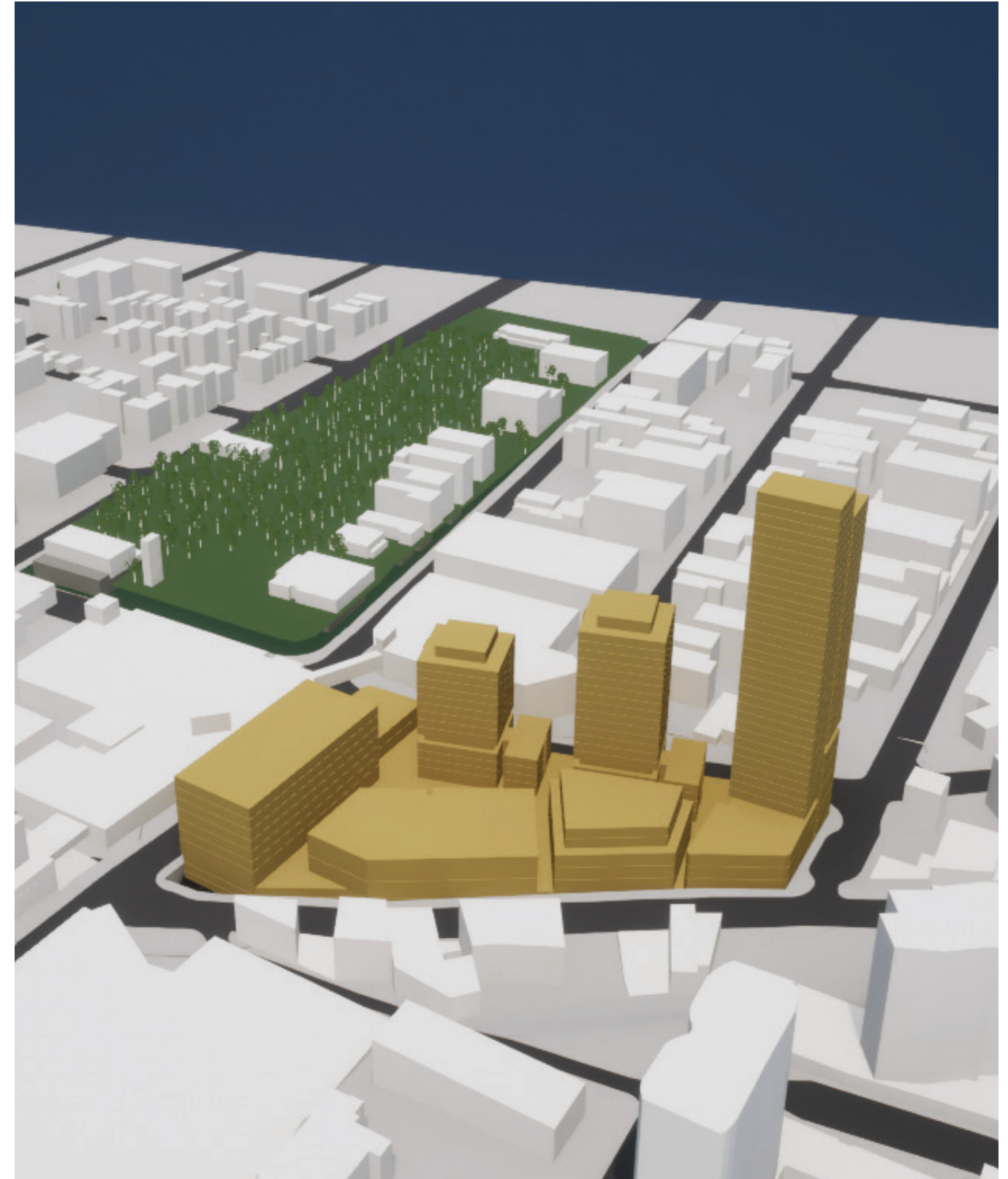
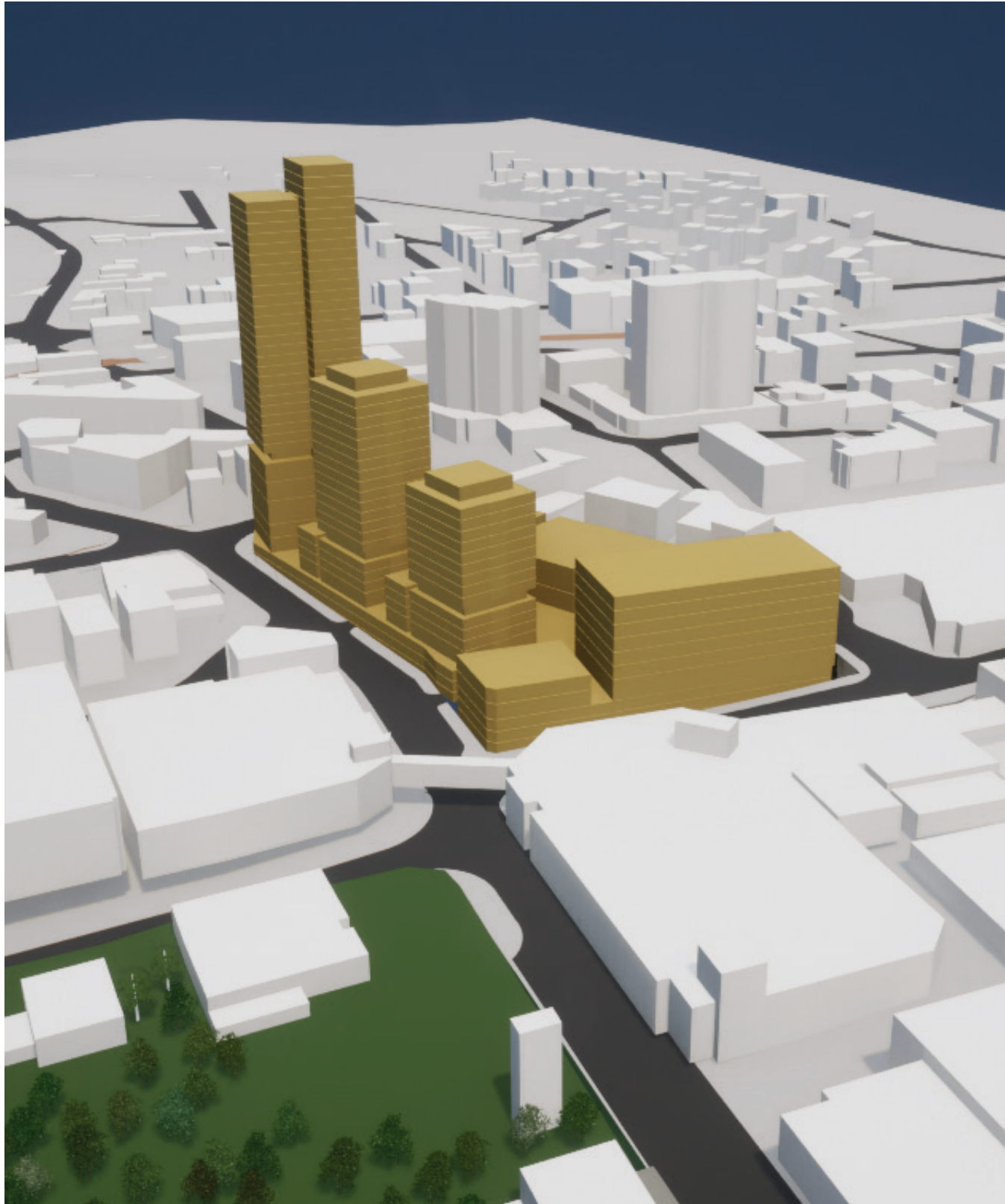
Tower Location



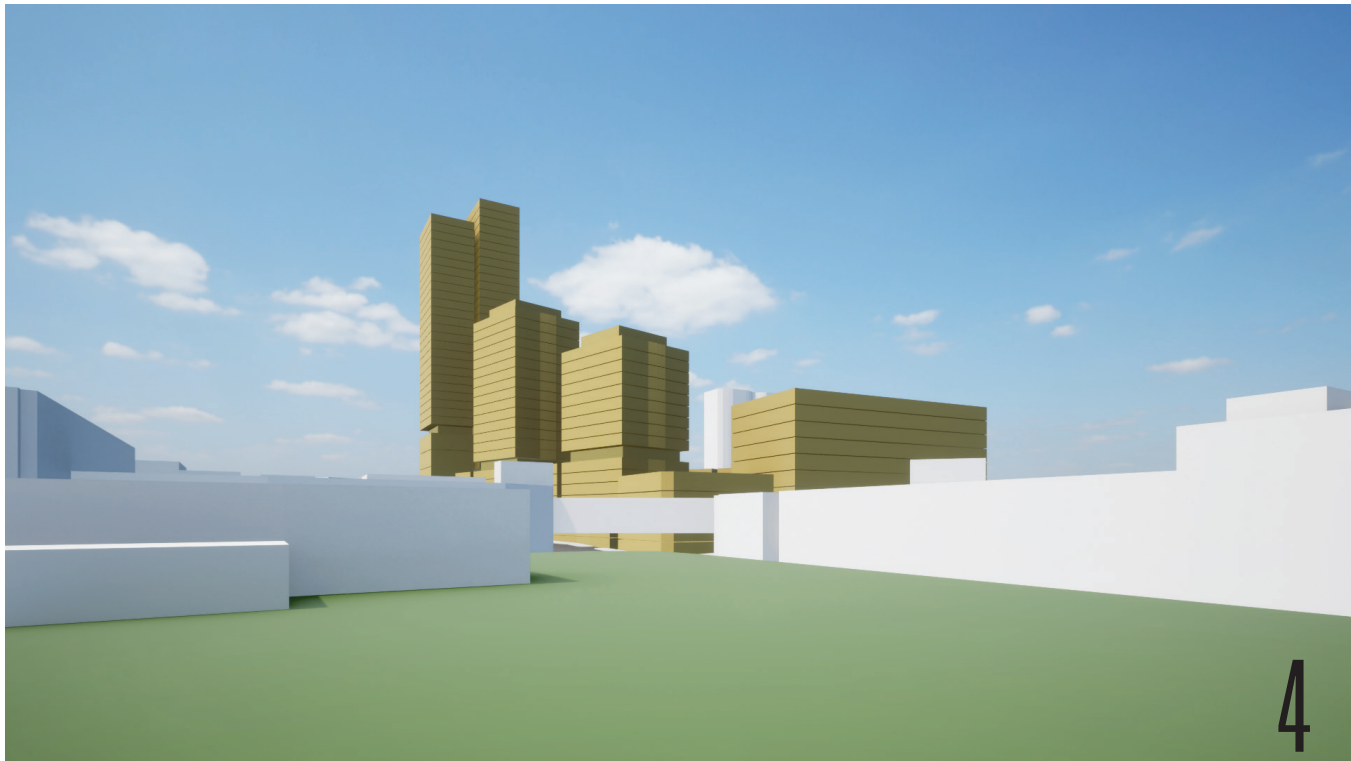
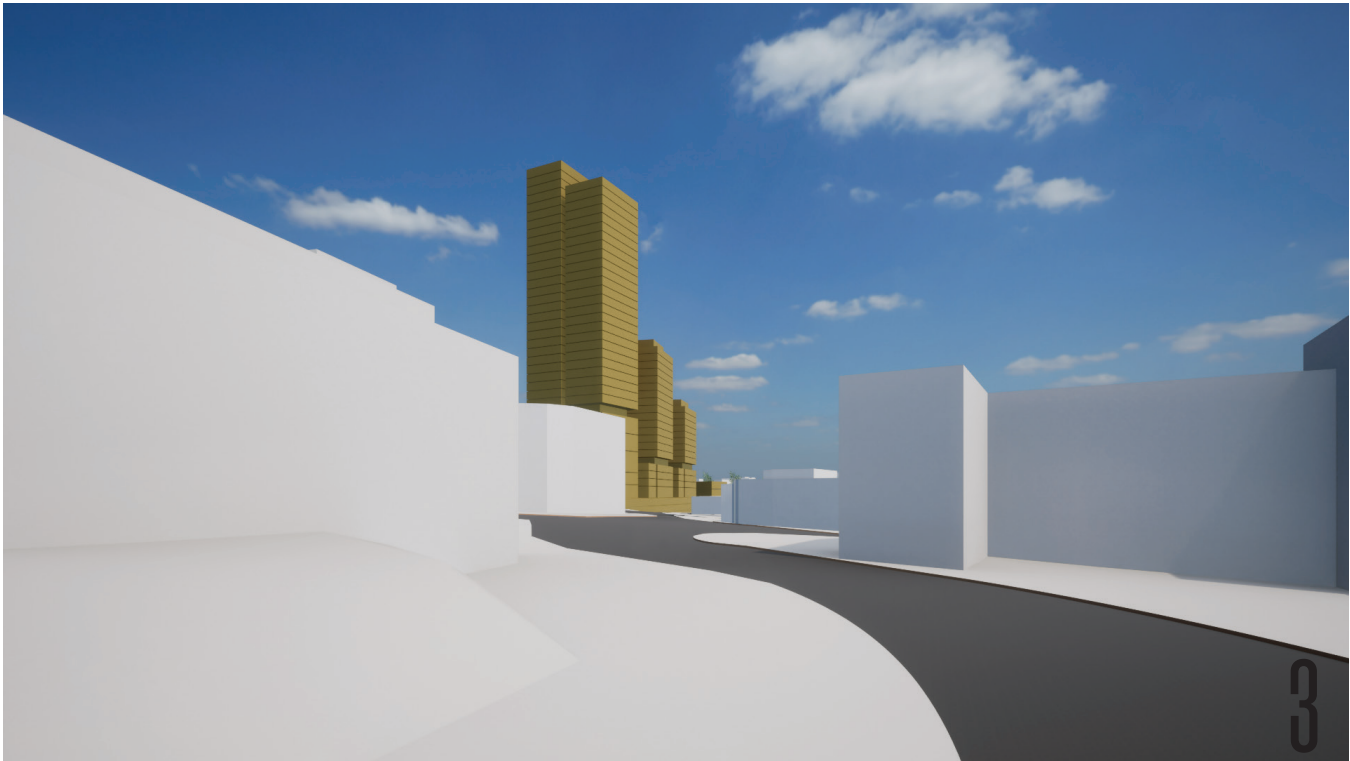
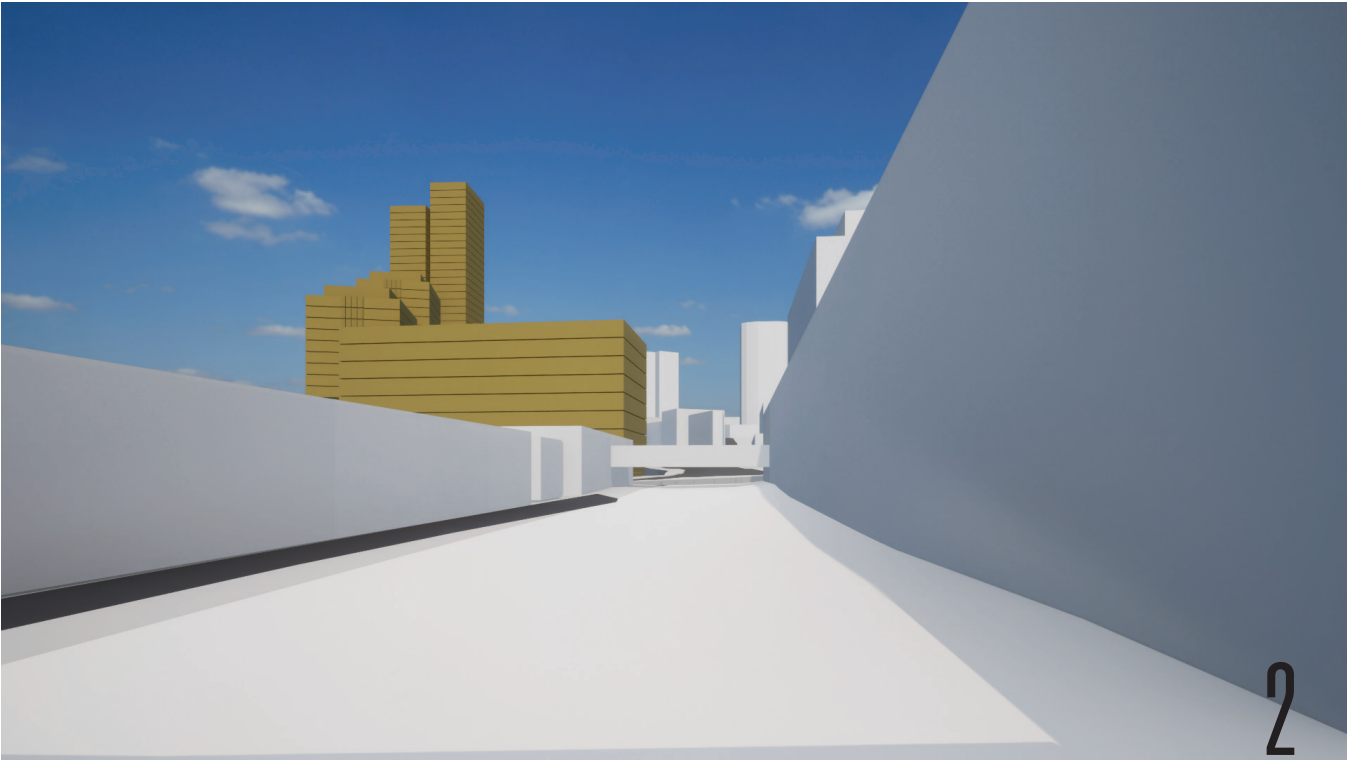
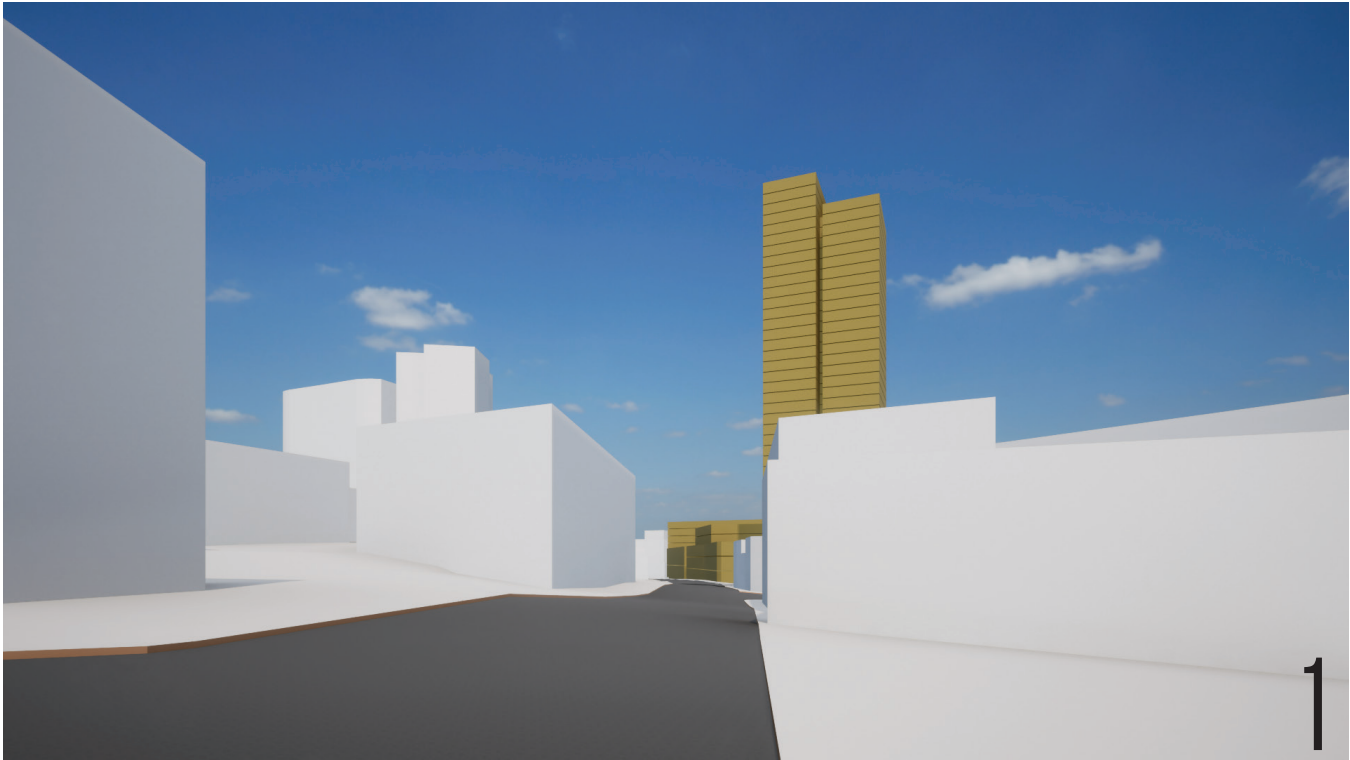
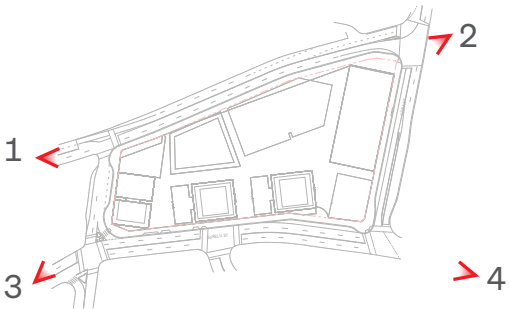
Active Street Frontage



AERIAL

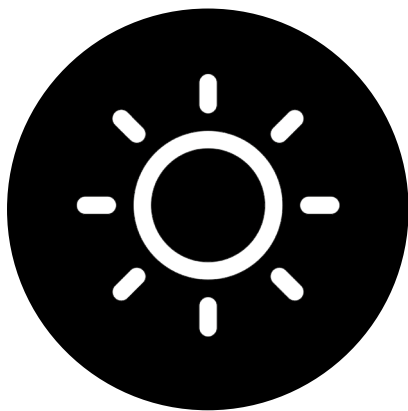


KEY VIEWS



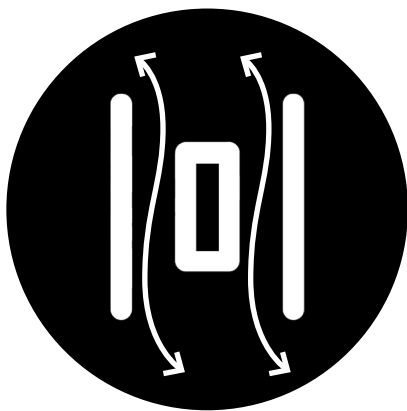
3.0 PROPOSAL

DESIGN PRINCIPLES



SOLAR AMENITY

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



PERMEABILITY

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



HERITAGE

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



RETAIL

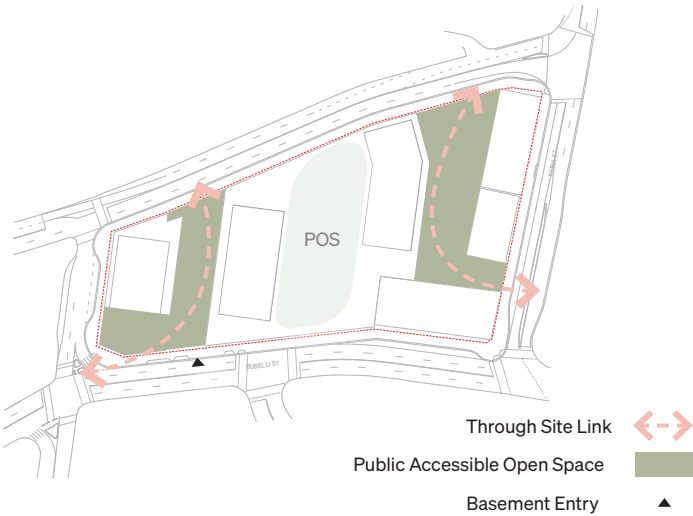
Delivering a high-quality active retail frontage that reinforces the role of Crown Street



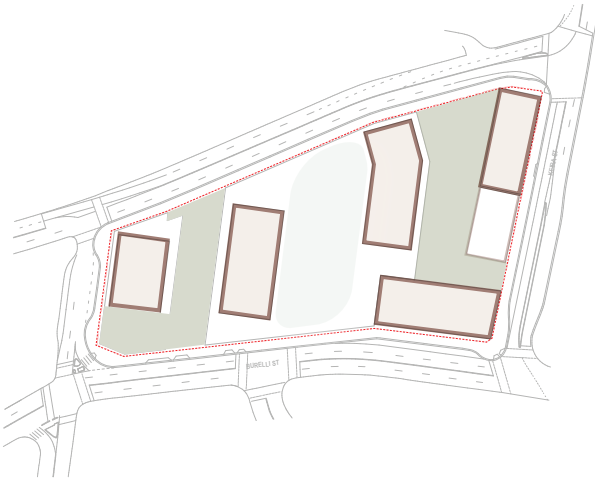
OUTLOOK

Maximise the panoramic views of Mount Keira and the coastline.

PROPOSED



Site Permeability



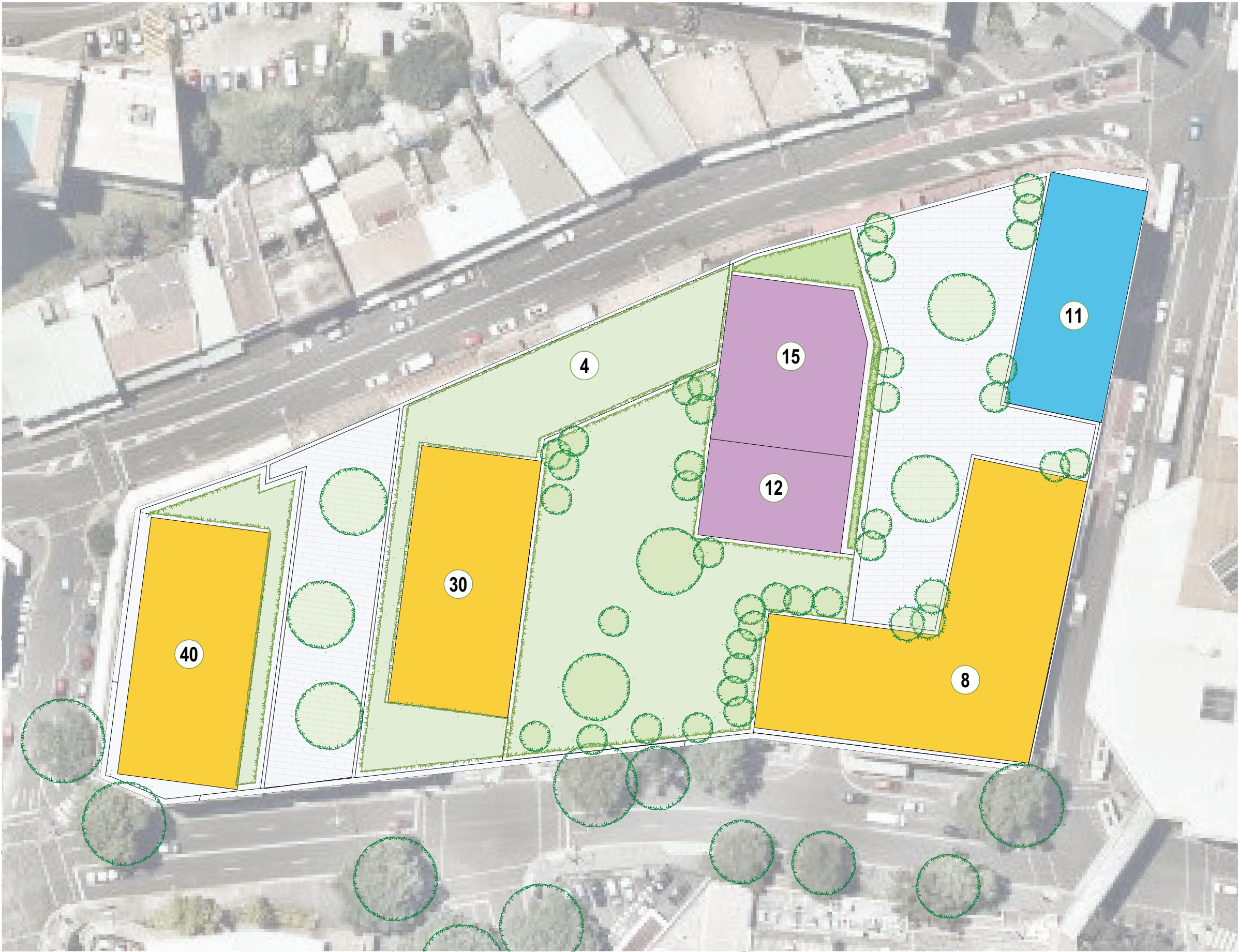
Tower Location



Active Street Frontage



SITE PLAN



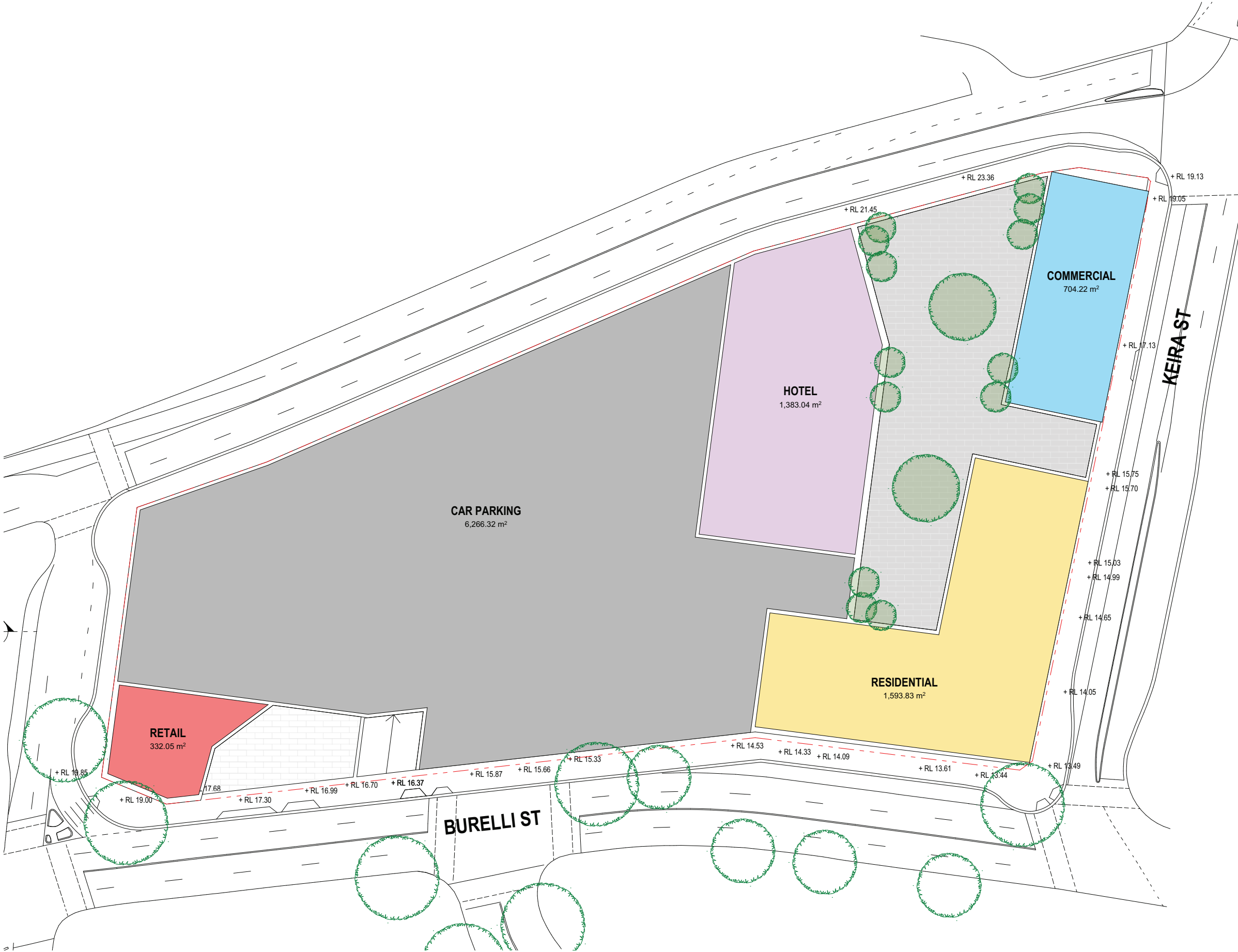
BASEMENT 01



LOWER GROUND FLOOR



GROUND FLOOR



LEVEL 01



LEVEL 02



LEVEL 03



LEVEL 04



LEVEL 05



TYPICAL PLATE

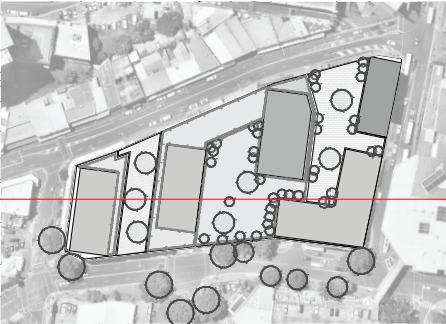


TYPICAL PLATE

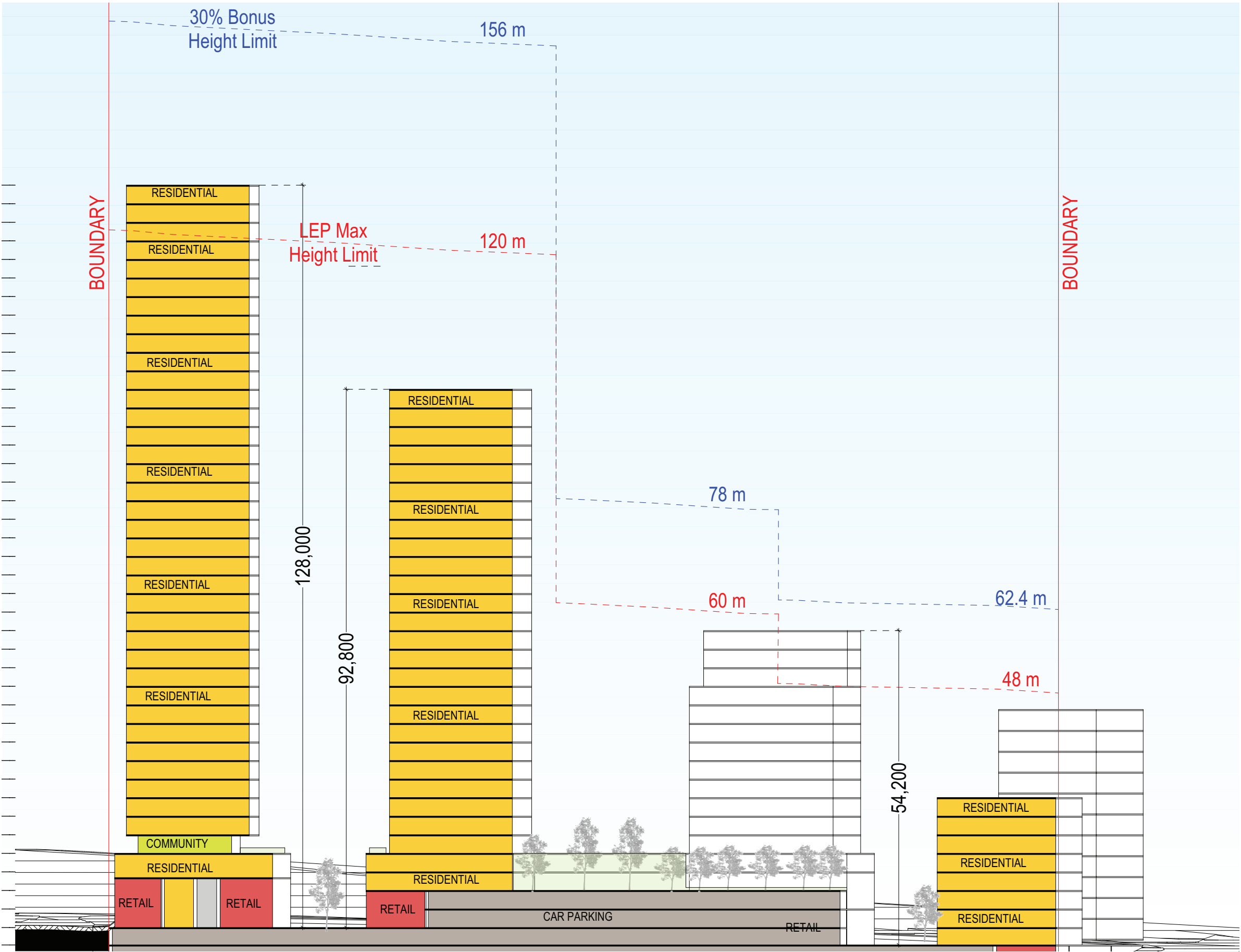


SECTION 01

- Hotel
- Residential
- Commercial

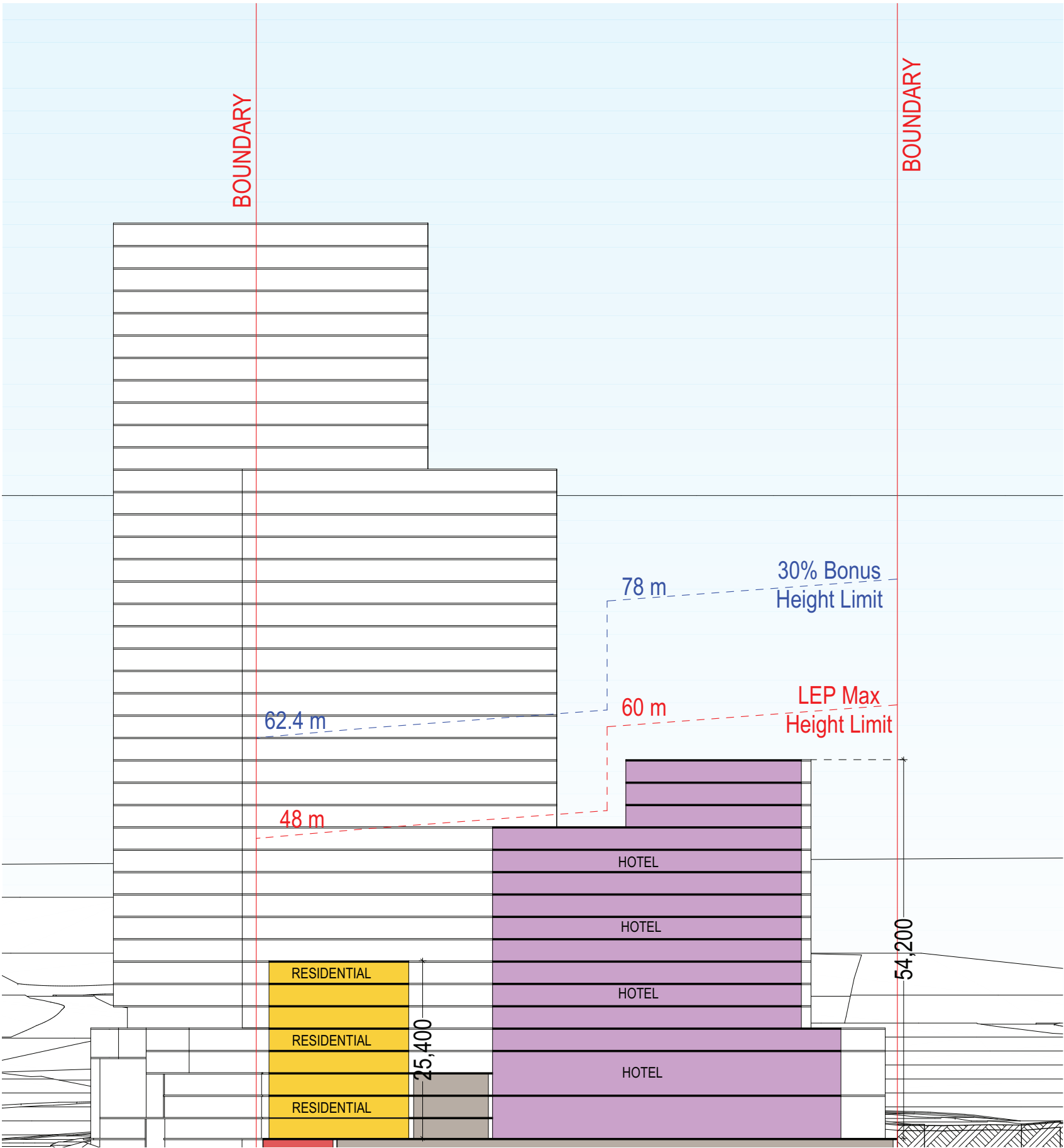
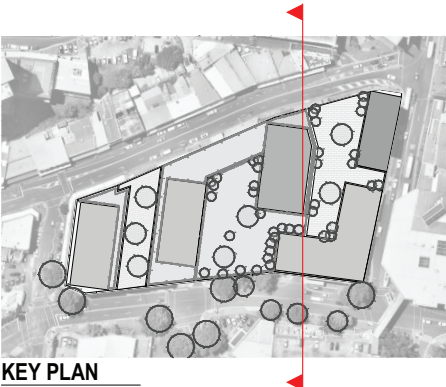


KEY PLAN



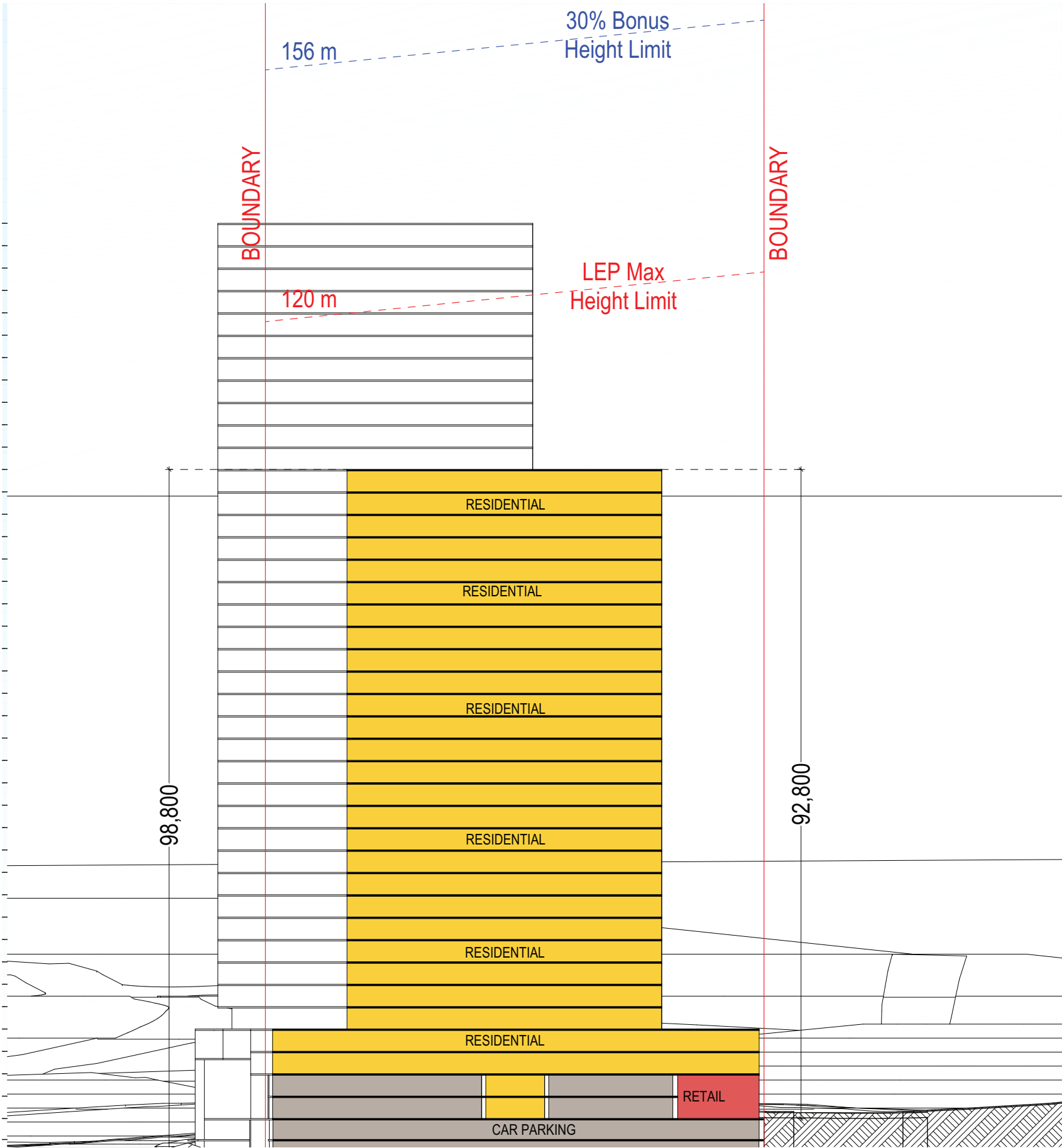
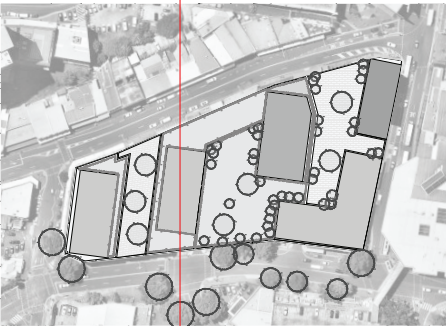
SECTION 02

- Hotel
- Residential
- Commercial

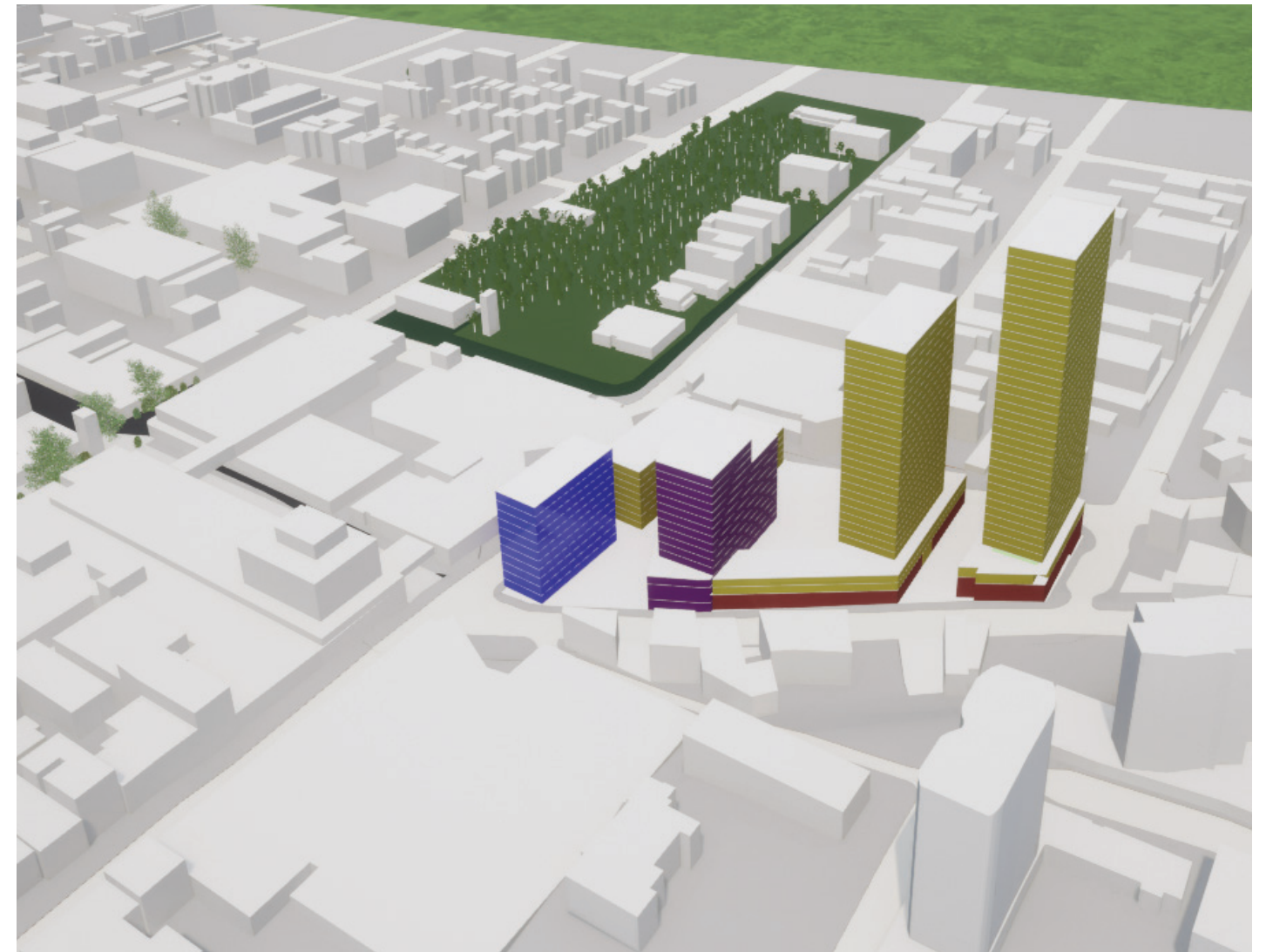
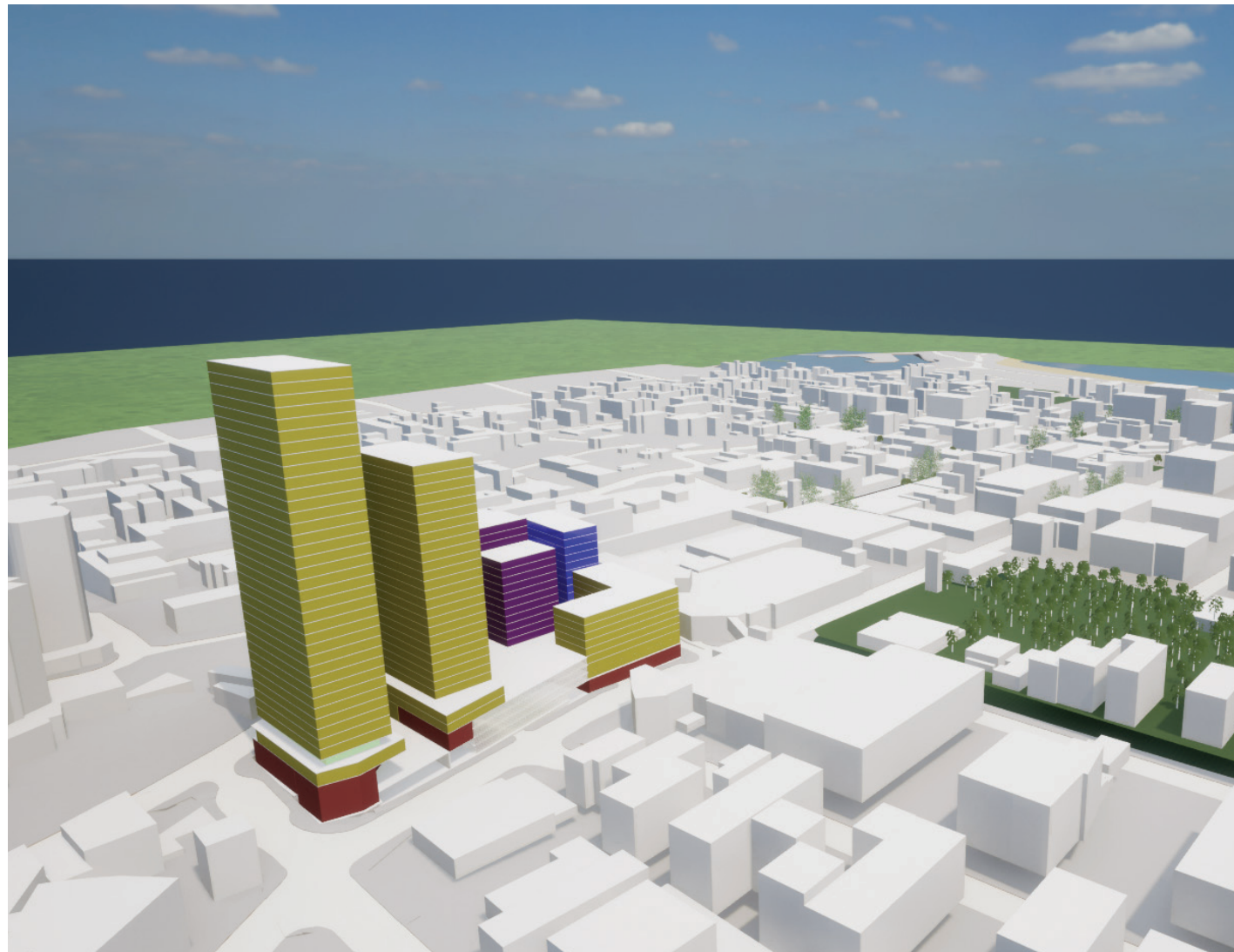


SECTION 04

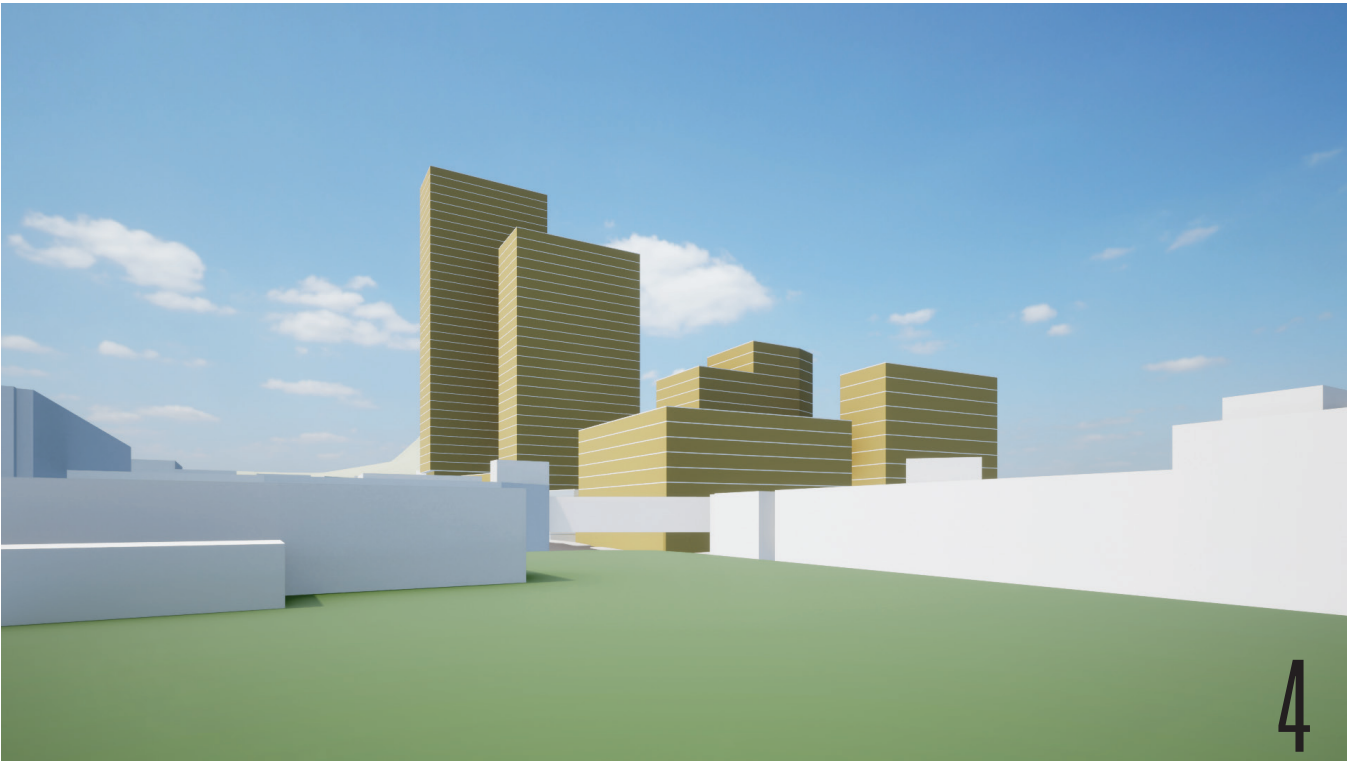
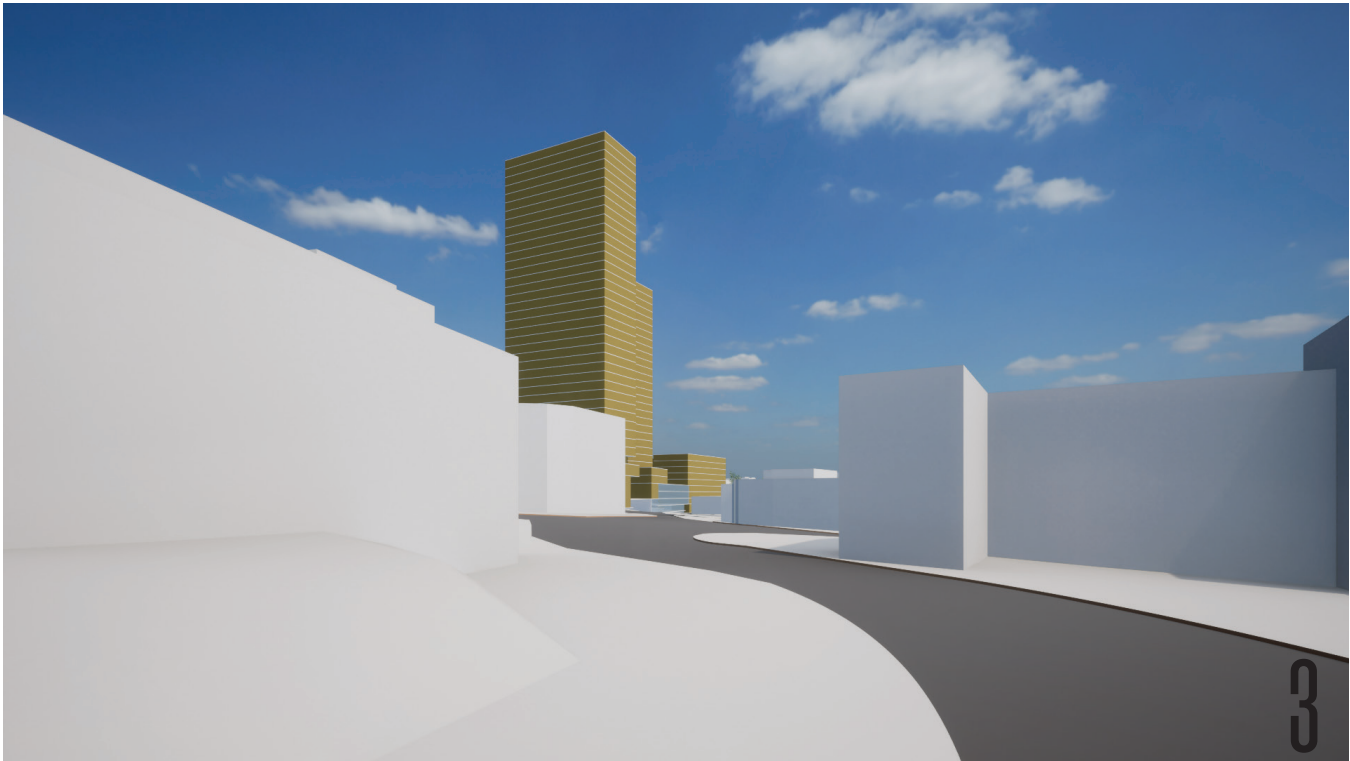
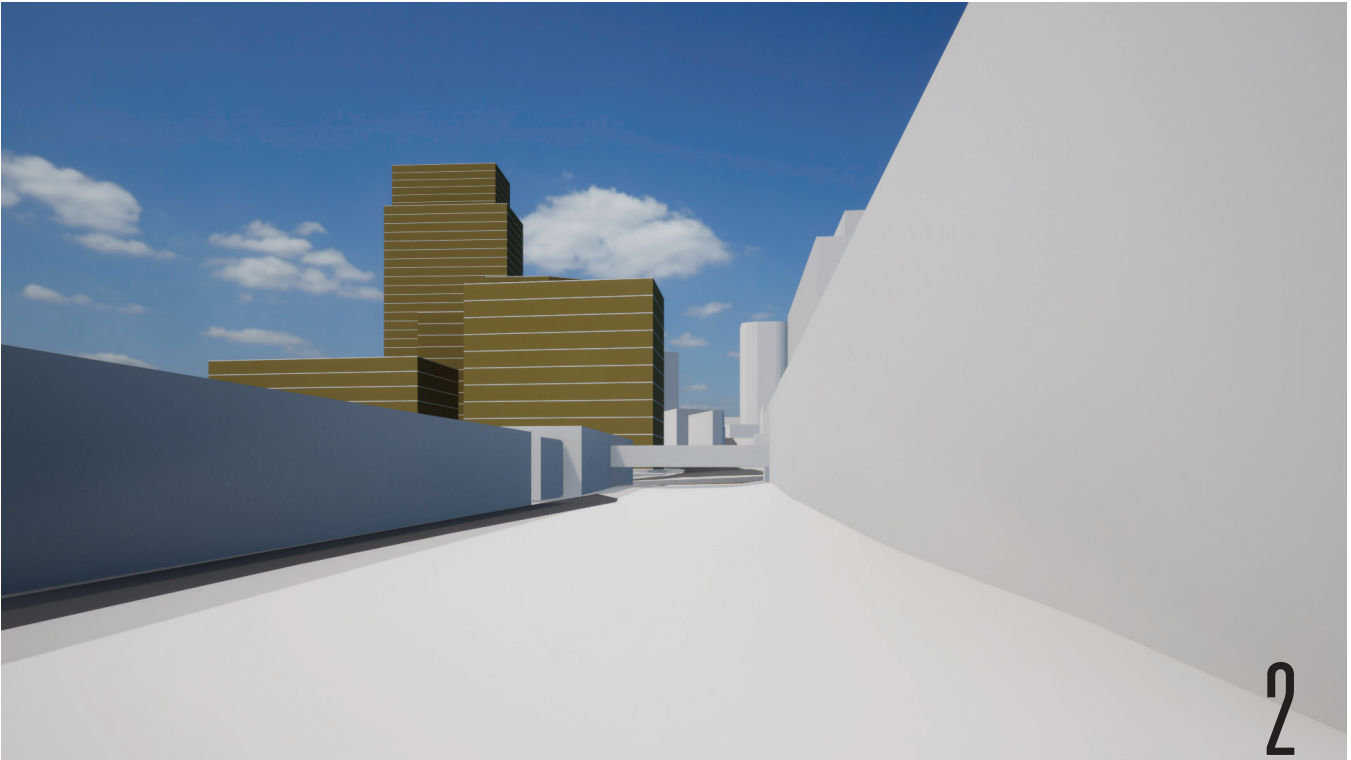
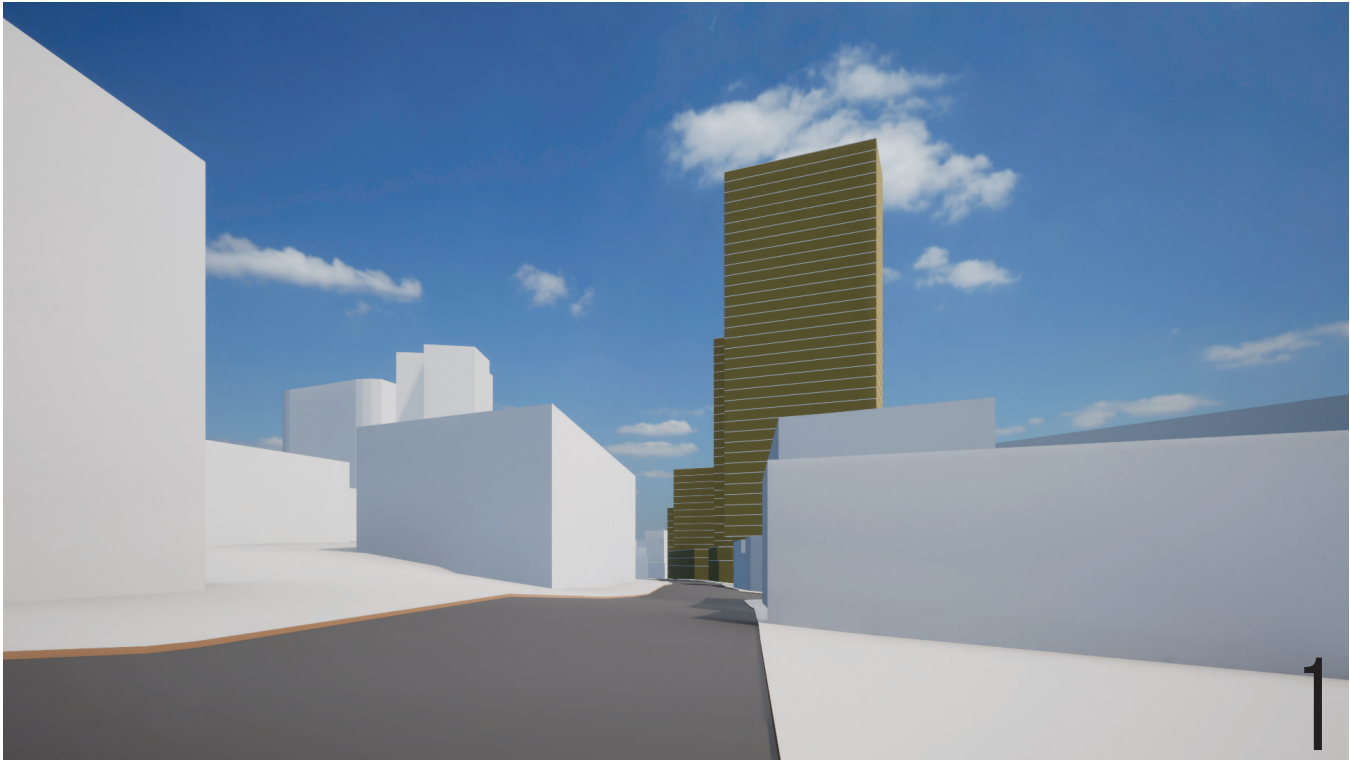
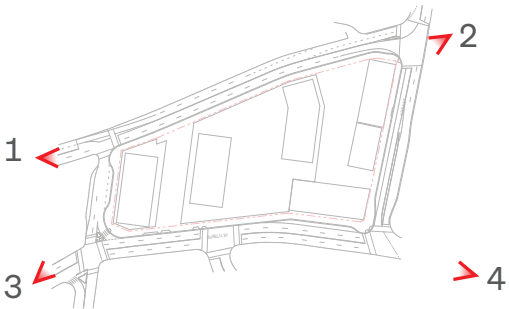
- Hotel
- Residential
- Commercial



AERIAL



KEY VIEWS



SHADOW DIAGRAMS



Red outline Shadow from LIP Height
Blue dashed outline Approved Outlines



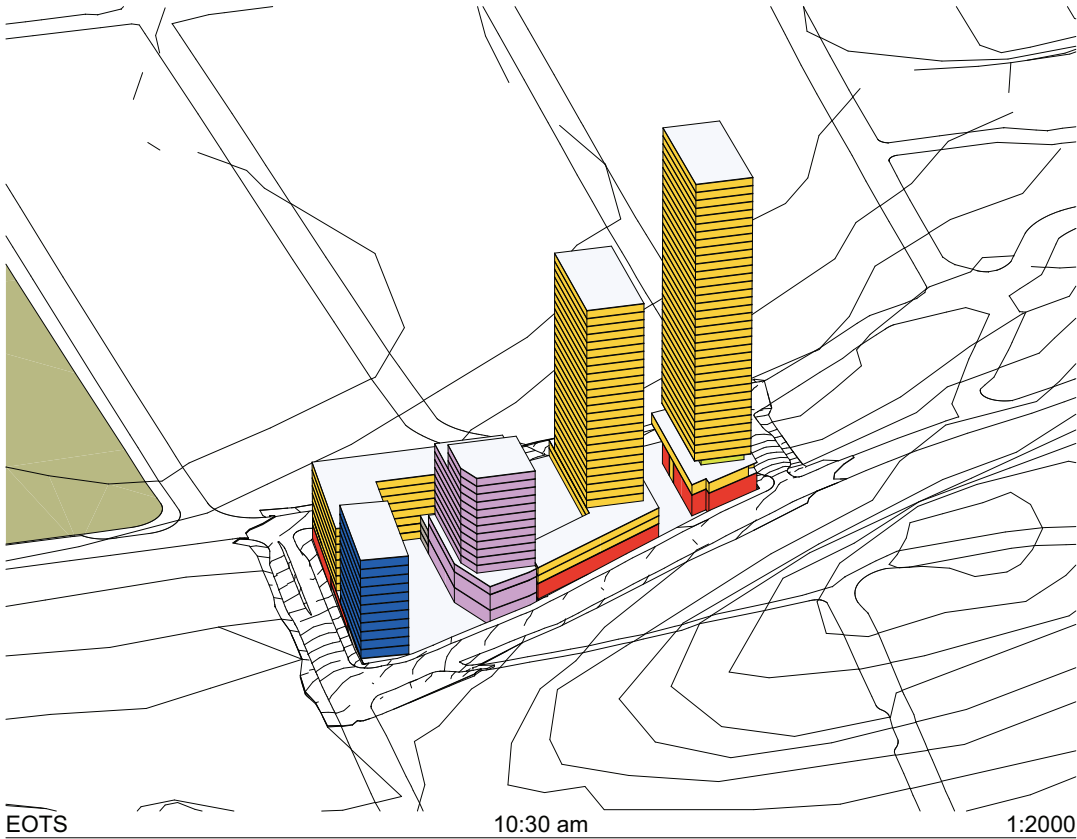
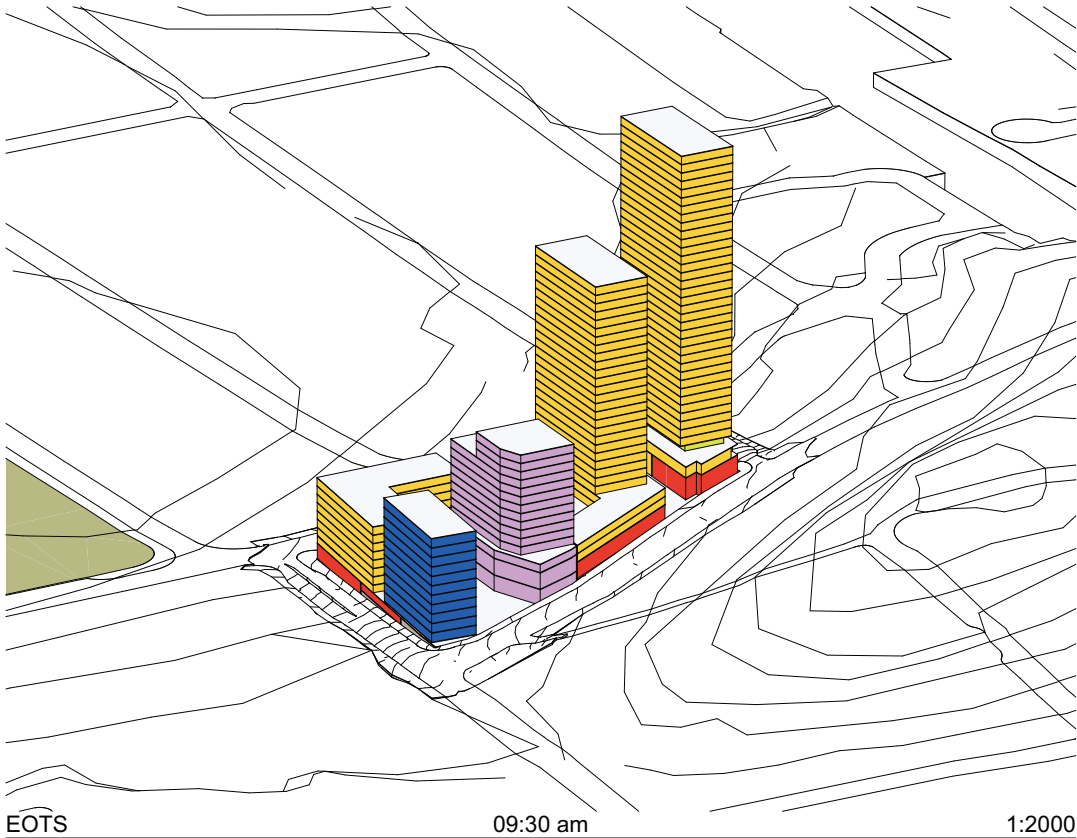
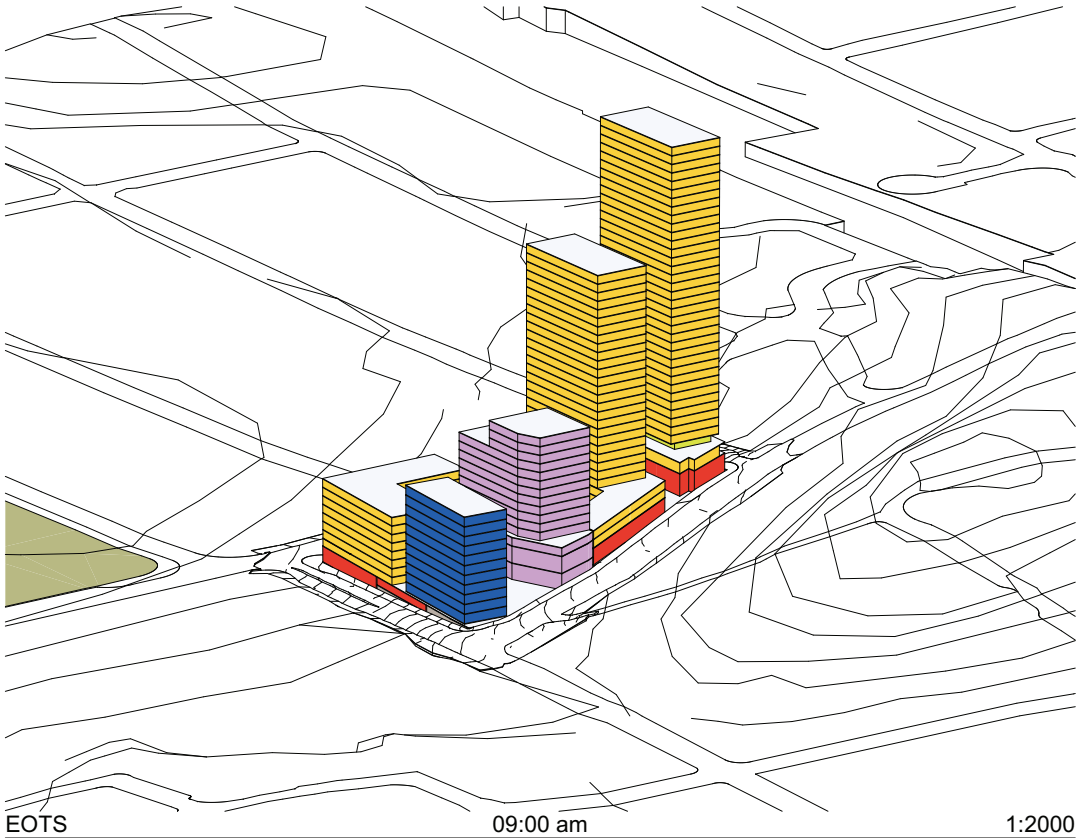
SHADOW DIAGRAMS



Red solid line Boundary Above LIP Height
Blue dashed line Proposed Development



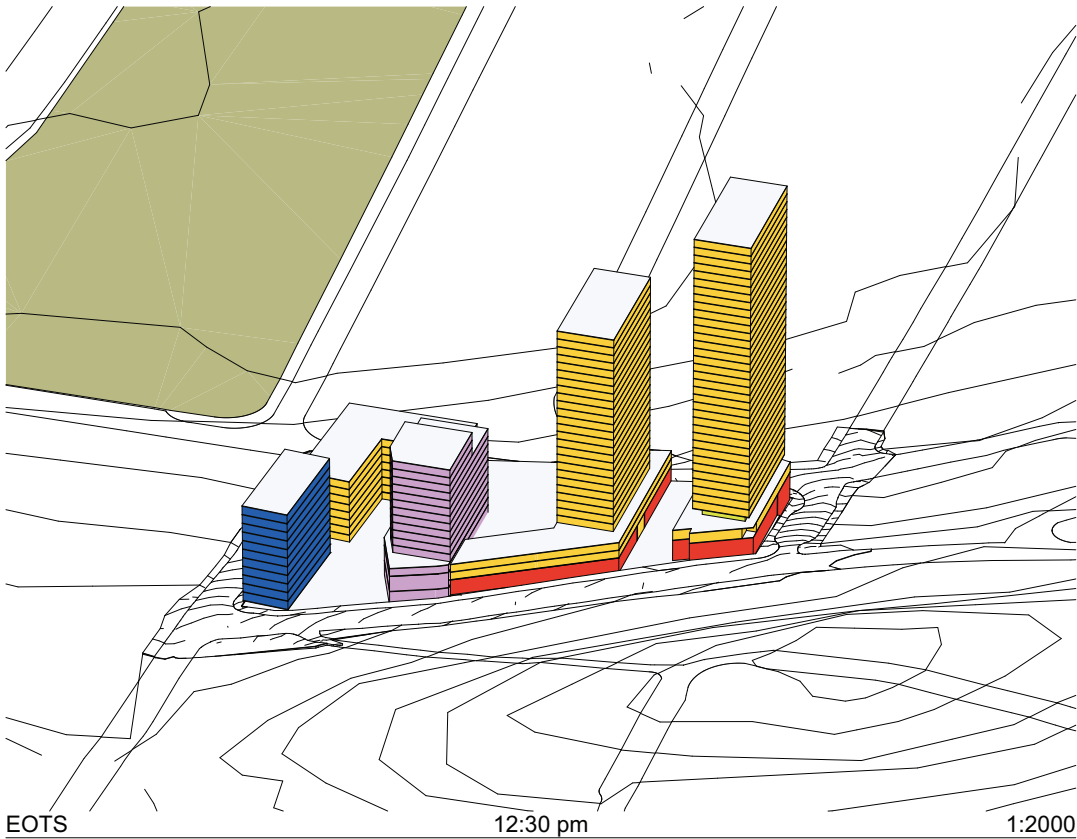
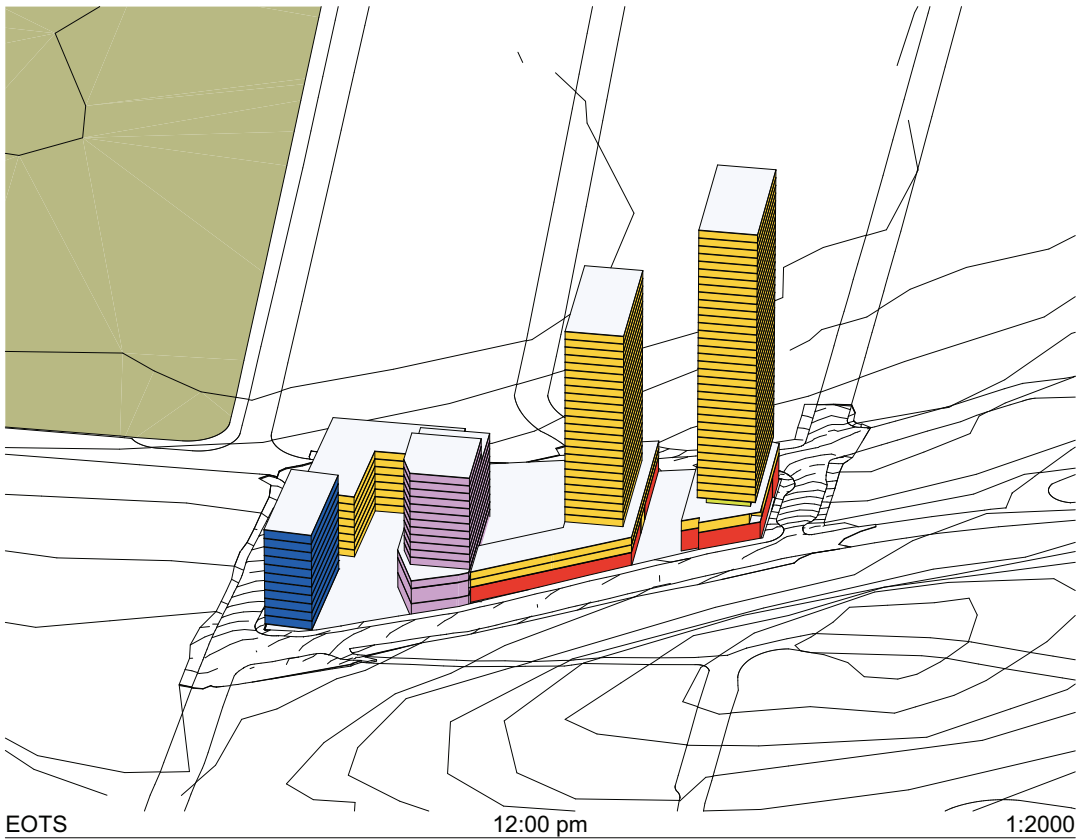
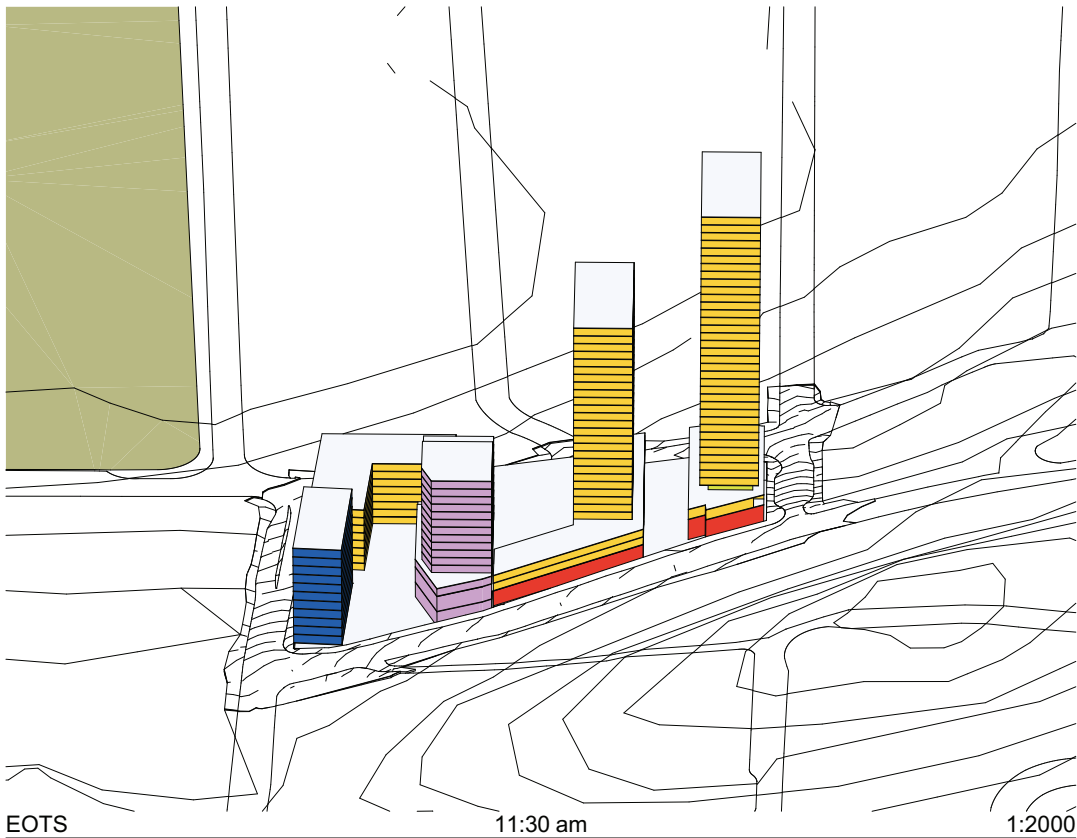
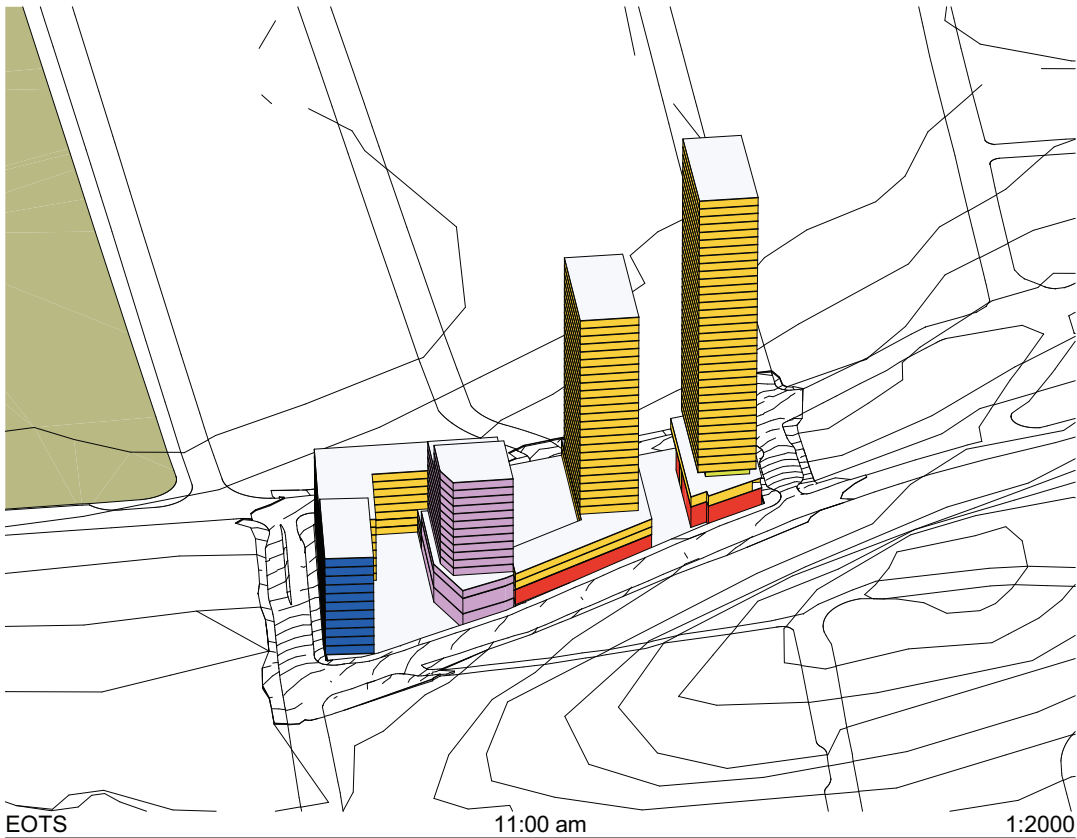
EYE OF THE SUN



- Key
- Residential
 - Commercial
 - Retail
 - Hotel
 - Community



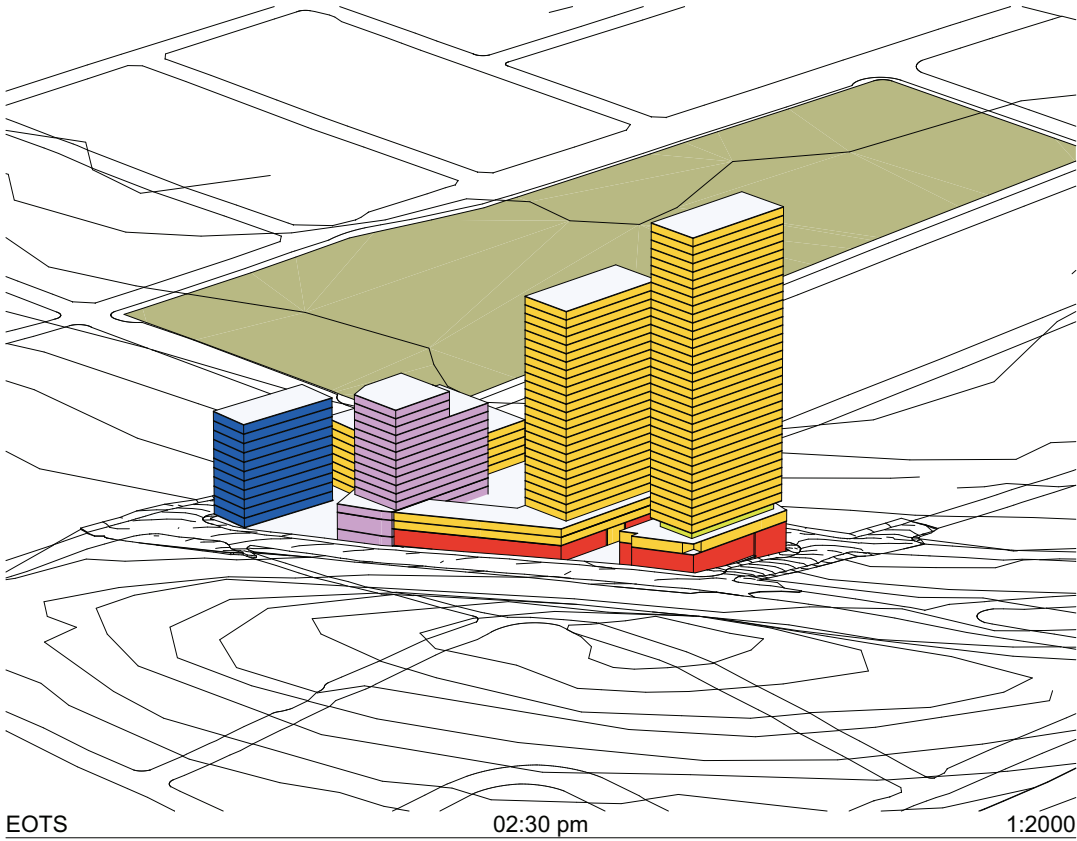
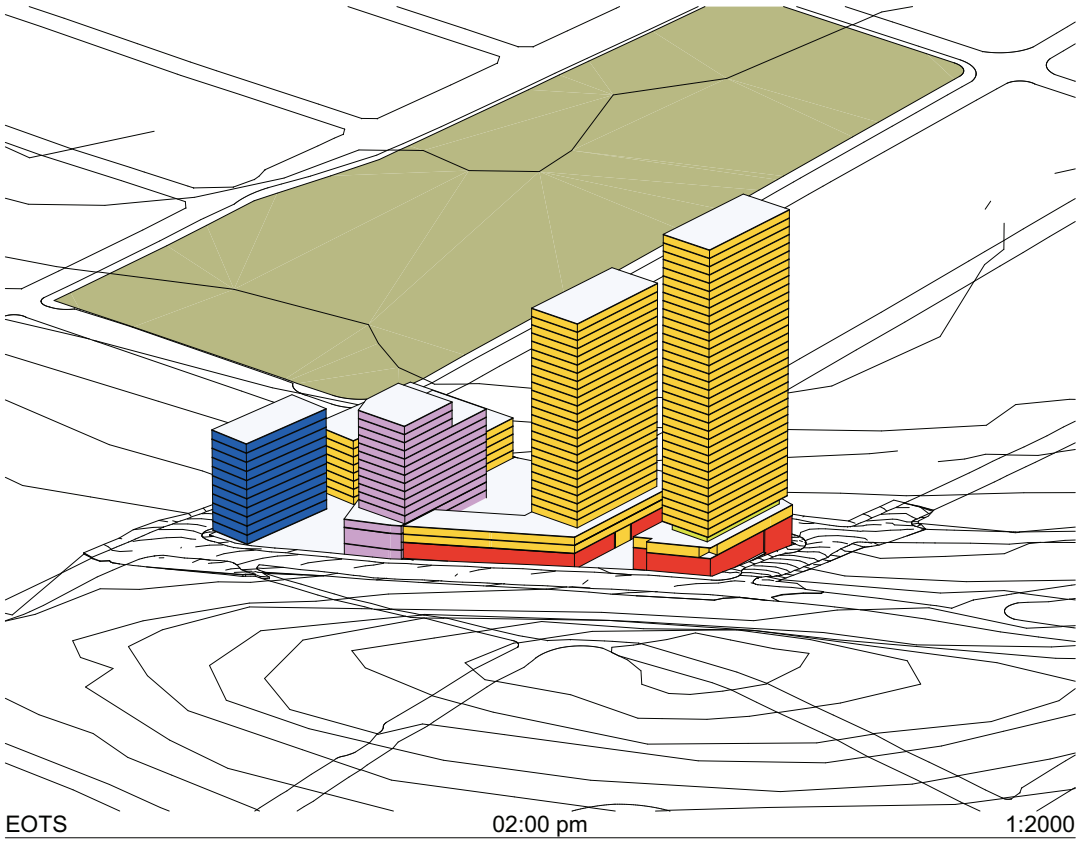
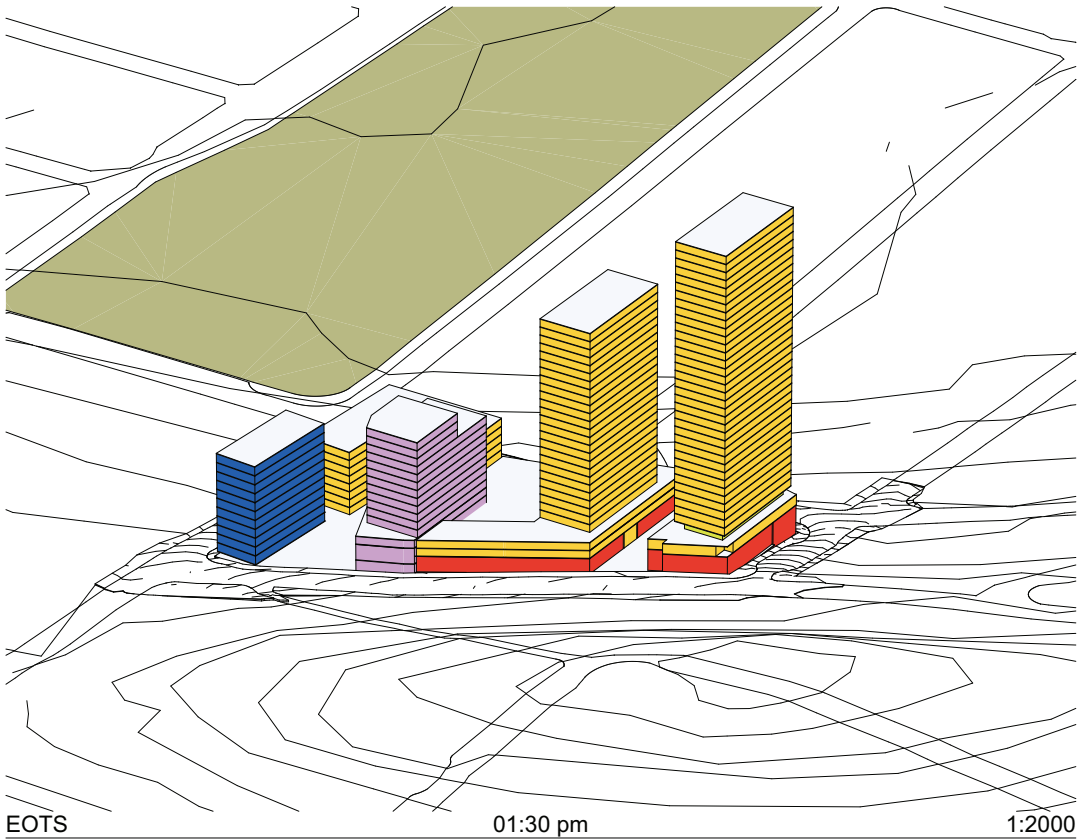
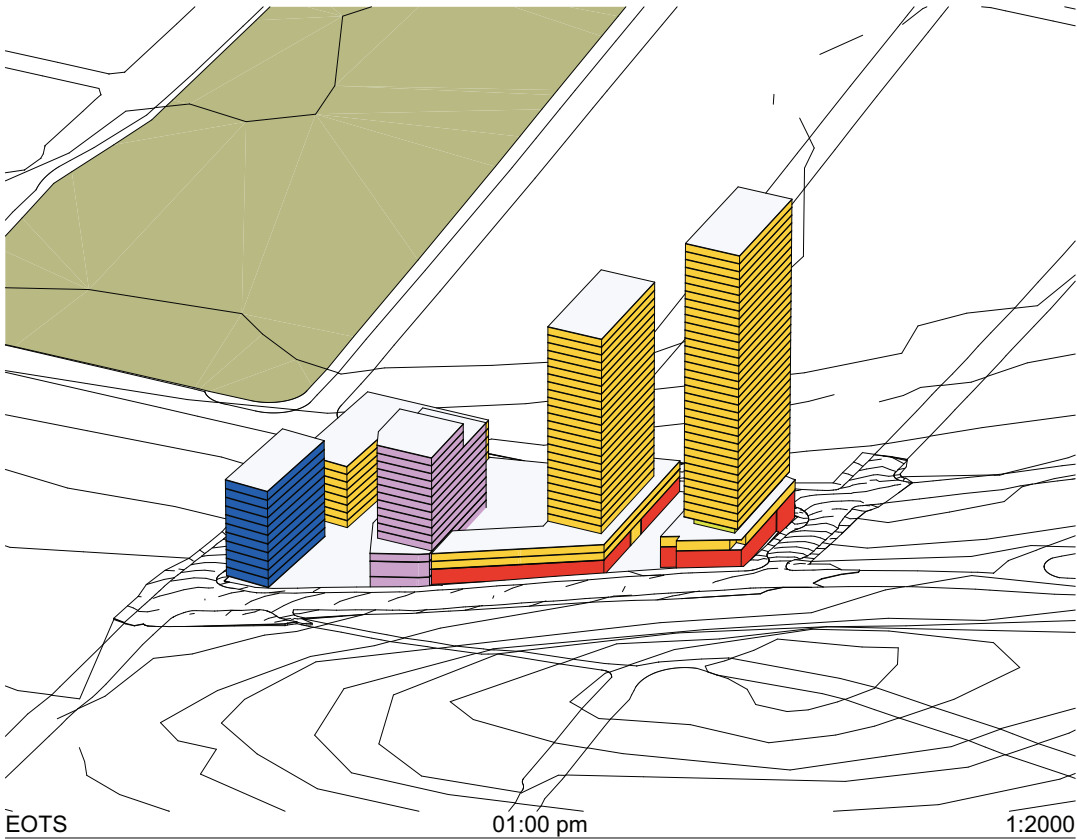
EYE OF THE SUN



- Key
- Residential
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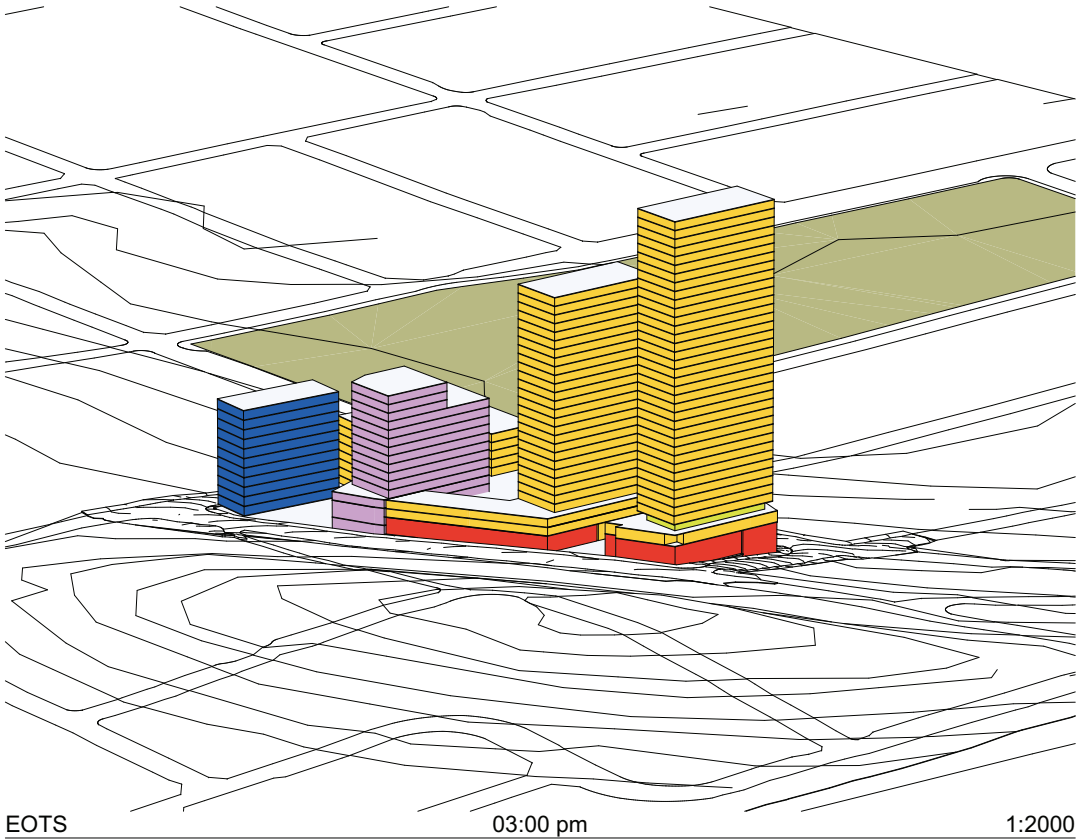
EYE OF THE SUN



- Key
- Residential
 - Commercial
 - Retail
 - Hotel
 - Community



EYE OF THE SUN



- Key
- Residential
 - Commercial
 - Retail
 - Hotel
 - Community



YIELD SCHEDULE

Win Grand Development Summary									
Site Area:		13,088 m2							
Allowable FSR		4.38 :1							
Base GFA		57,260 m2							
30% Housing SEPP bonus		17,178 m2							
Max GFA		74,437 m2							
Proposed GFA		74,431 m2							
Proposed FSR:		5.69 :1							
Envelope to GBA		90% 95%							
GBA to GFA		78% 85%							
GFA to NSA		87% 90%							
Res		Comm							
Average apartment size									
Private Market		76 m2							
Affordable		70 m2							

SUMMARY

AREA

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

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

Proposed GFA:	74431m ²
Proposed FSR:	5.69:1

OPEN SPACE

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

GFA

Residential GFA:	54,521 m ²
Commercial GFA:	7,000 m ²
Retail GFA:	1,540 m ²
Hotel GFA:	11,370 m ²
Number of apartments:	578 [Approx. 100 affordable]
Hotel keys:	204

PARKING

Residential:	649
Commercial / Retail:	189
Hotel :	29
Total:	867

