

6 March 2026

Illawarra Retirement Trust
3/77 Market Street Wollongong NSW 2500

Attention:
Kevin Pillay
Group Head of Property Development

IRT Woonona State Significant Development Application (SSD-73910208) – Wollongong Council and Department of Planning, Housing and Infrastructure Comments, Landscape Architecture Responses

Dear Kevin,

Illawarra Retirement Trust (IRT) arranged for Arcadia to provide responses to Wollongong Council SSDA and Department of Planning, Housing and Infrastructure comments.

The information contained herein is intended to provide IRT with responses to the comments received that relate to Landscape Architecture.

| Item | Council Comment / Objection | Comment / Response |
|-----------------|---|---|
| WCC-7 | Community Safety <i>All footpaths within the plans should be at least 2.5m wide for ease of passing, natural surveillance and perception of safety. Similarly, there should be a subtle clearance of vegetation and trees from all footpaths, to encourage safety and natural surveillance when using the pathways. Safety by design principles should be adopted throughout the development.</i> | Arcadia has designed the path network to ensure hierarchy of paths for ease of wayfinding. Main path of travel are a min. 2.5w. The main pedestrian spine is approx. 3.5+ wide. Egress and courtyard paths are min. 1.2m wide. Ramp to Popes Road aligns with Australian Standards for a 1:14 ramp. |
| WCC-21-3 | <i>The applicant has provided adequate justification for the placement of the basement ramp. As a minimum it is recommended that the applicant should review the landscaping around the base of Building B along the western frontage to minimise the visual impact of the blank wall when viewed from the internal driveway.</i> | Arcadia, has included a trellis system provided to Building B wall along driveway frontage. Climbing plants will be planted to grow up the trellis |
| WCC-21-7 | <i>There is a lack of separation provided between the south-western end of Building A and the proposed internal road to the west. A more generous area of landscaping is required to provide a sufficient buffer between the habitable</i> | Arcadia has produced a section from driveway to Building A. Review drawing 5004, section 10. The windows to Building A are high and cars on the driveway are low. Screens and planting will block the line of site from the car windows. |

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| | <p>areas of the various units and the roadway. Previous comment and concerns remain unaddressed. The applicant's solution to provide a screen fence in the garden area to combat this issue is not accepted. Alternate options should be explored to increase the setback and extent of landscaping between habitable areas and the driveway for ground floor units as a minimum.</p> | |
| <p>WCC-21-9</p> | <p>The applicant's response to provide gentle mounding and softer level transitions to reduce visual prominence of the basement ramp below is accepted, however this has not been reflected in the revised landscape plans apart from a general note. Insufficient detail has been provided, and as a minimum, the applicant is expected to provide one or two detailed sections of the area in question to ensure the design intent is fully realised.</p> | <p>Arcadia has produced a section over the ramp. Review drawing 5004, section 9</p> |
| <p>DPHI-10</p> | <p>Diversion of stormwater flow to the north of Building E. While the Department notes that the proposed stormwater culvert is necessary to divert stormwater around Building E, the Department is concerned with the poor landscape quality, visual appearance and safety of the culvert dominating the northern part of the site which is highly visible from surrounding residences and the Princess Highway. The Department therefore requires design changes (which could take place via condition, if approved) for this culvert to be replaced with 1.2m pipe, with a slight swale feature above with gentle side batters (at 1:4 to facilitate mowing). The Department considers that this change will improve landscape quality, visual appearance and safety.</p> | <p>Arcadia and Innovis has reviewed the channel. The open channel will be capped and soft landscape provided on top. Innovis is of the opinion that a 1.2m diameter pipe is not sufficient to convey the flows, and ask that the condition be worded to remove the reference to the 1.2m pipe. Propose the wording be changed to "The Department therefore requires design changes (which could take place via condition, if approved) for this culvert to be replaced with 1.2m pipe enclosed, with a slight swale feature above with gentle side batters (at 1:4 to facilitate mowing). "</p> |

On behalf of Arcadia Landscape Architecture Pty Ltd,



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