

Our Ref: M220250

9 June 2026

Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
PARRAMATTA NSW 2124

Attention: Aditi Coomar - Team Leader, Affordable Housing Assessments

Dear Ms Coomar,

**Early Works SSD-97973958 – Amending DA to DA-2023/156  
357-363 Crown Street and 2-4 Gladstone Avenue, Wollongong**

We act as town planning consultants to the applicant for the above development application. We have been requested to provide a short summary of the changes to the approved development (DA-2023/0156) arising from additional car parking to be provided in the future as part of a Main Works SSD.

Background

The approved development on the site (DA-2023/0156) provides for 297 car spaces across six (6) levels with all parking above ground sleeved with residential units or commercial tenancies.

The distribution of car parking spaces as approved is indicated in **Table 1** below.

Table 1 Distribution of car parking spaces under DA-2023/0156					
Lower ground level RL 26.1	Ground Level RL 29.00	Upper ground level RL 31.75	Level 1 RL 34.50	Level 2 RL 37.6	Level 3 RL 40.7
53 spaces	66 spaces	55 spaces	62 spaces	30 spaces	31 spaces

Given the site's topography, the provision of carparking above ground level has minimal visual impact and is a better outcome in terms of sustainability as it reduces the need for a large amount of excavation on the site.

Early Works SSD (97973958) and Proposed Main Works SSD (SSD-84127221)

The Early Works project is proposing amendments to the approved earthworks on the site to accommodate future development of basement parking for the Main Works SSD.

The changes to the approved bulk earthworks are shown on the plans provided with the EIS and include:

- Minor increase in basement footprint at ground level;
- Increase in basement footprint at the lower ground level; and
- One additional basement level below (BEL 22.7).

A total of 448 carparking spaces are proposed within underground parking (basement and lower ground level); and above ground levels that will be sleeved with commercial and residential uses.

The distribution of car parking spaces is as indicated in **Table 2** below.





**Table 2** Proposed distribution of car parking spaces

Basement Level RL 22.9	Lower Ground level RL 25.8	Ground level RL 28.7	Upper ground level RL 31.6	Level 1 RL 34.5	Level 2 RL 37.7	Level 3 RL: 40.9
100 spaces	101 spaces	73 spaces	61 spaces	55 spaces	26 spaces	32 spaces

The changes to the approved bulk excavation footprint on the site will accommodate the provision of an additional 151 car spaces on the site.

Should you require further information, do not hesitate to contact me on (02) 9531-2555.

Yours sincerely,  
Planning Ingenuity Pty Ltd

Troy Loveday  
**Principal Planner**

