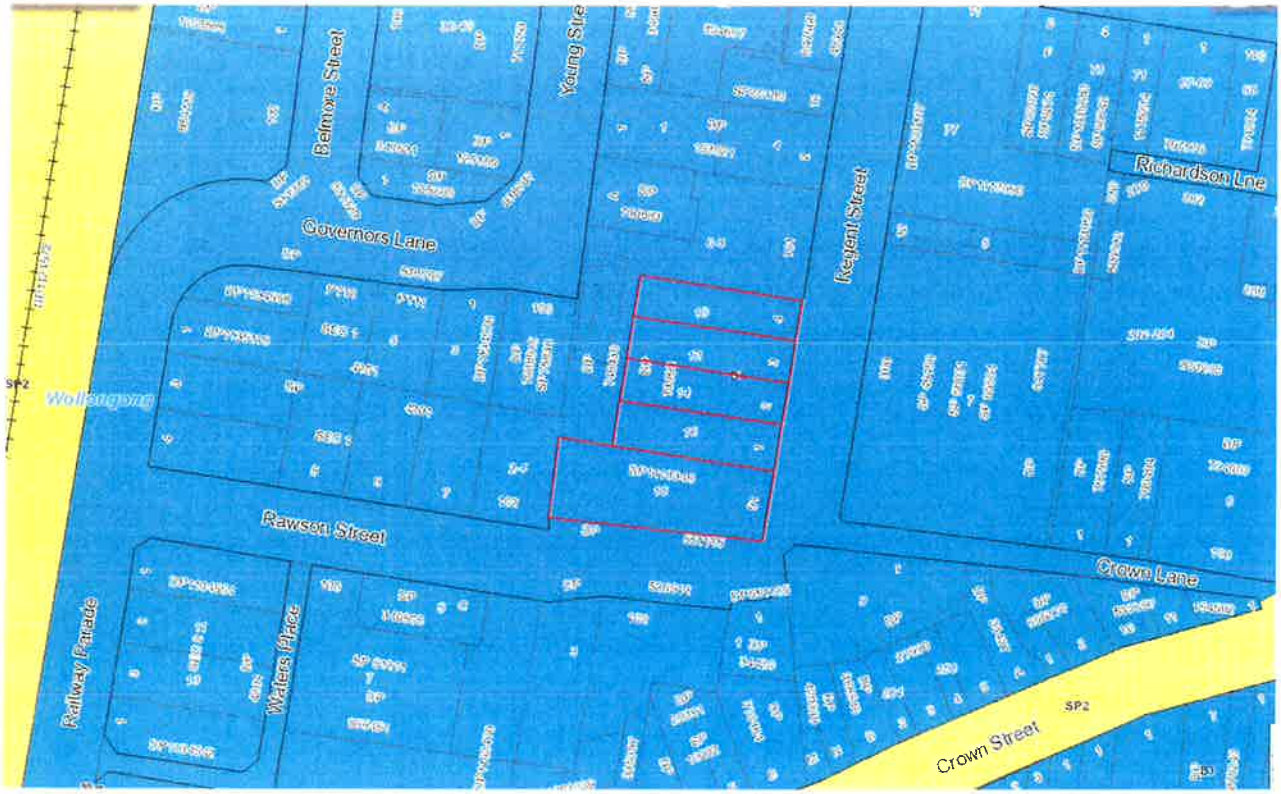
ATTACHMENT 1

ATTACHMENT 1 – Aerial Photograph

ATTACHMENT 2

ATTACHMENT 2 – Wollongong Local Environmental Plan 2009 zoning map



ATTACHMENT 3

REGENCY TOWER

Drawing List

Sheet Number	Rev.	Sheet Name	Issue Date	Drawn By	Approved By
DA00	C	TITLE SHEET	22/11/13	DC & SH	PR
DA01	C	SITE ANALYSIS PLAN	22/11/13	DC & SH	PR
DA02	C	SURVEY PLAN	22/11/13	DC & SH	PR
DA03	C	SITE PLAN	22/11/13	DC & SH	PR
DA04	C	SITE MANAGEMENT PLAN	22/11/13	DC & SH	PR
DA05	C	BASEMENT 4- HOTEL VALET CARPARK RL 21.3	01.06.14	DC & SH	PR
DA06	C	BASEMENT 3 - COMMERCIAL / HOTEL CARPARK RL 24.2	01.06.14	DC & SH	PR
DA07	C	BASEMENT 2- COMMERCIAL CARPARK RL 27.1	01.06.14	DC & SH	PR
DA08	C	BASEMENT 1- RESIDENTIAL CARPARK RL 30.0	01.06.14	DC & SH	PR
DA09	C	LEVEL 1- COMMERCIAL LOBBY + HOTEL BOH	01.06.14	DC & SH	PR
DA10	C	LEVEL 1- FRONT OF HOUSE	01.06.14	DC & SH	PR
DA11	C	LEVEL 2- HOTEL LOBBY	01.06.14	DC & SH	PR
DA12	C	LEVEL 2 FRONT OF HOUSE	01.06.14	DC & SH	PR
DA13	C	LEVEL 2 BACK OF HOUSE	01.06.14	DC & SH	PR
DA14	C	HOTEL/ COMMERCIAL- LEVEL 3 - 17 ROOMS	01.06.14	DC & SH	PR
DA15	C	HOTEL/ COMMERCIAL LEVEL 3- FRONT OF HOUSE	01.06.14	DC & SH	PR
DA16	C	LEVEL 3- BACK OF HOUSE	01.06.14	DC & SH	PR
DA17	C	HOTEL/ COMMERCIAL- LEVEL 4- 18 ROOMS	01.06.14	DC & SH	PR
DA18	C	HOTEL / COMMERCIAL LEVELS 4 - 6- FRONT OF HOUSE	01.06.14	DC & SH	PR
DA19	C	HOTEL/ COMMERCIAL LEVEL 4 - BACK OF HOUSE	01.06.14	DC & SH	PR
DA20	C	HOTEL/ COMMERCIAL LEVEL 5 , 6 ROOMS	01.06.14	DC & SH	PR
DA21	C	HOTEL/ COMMERCIAL LEVEL 6, 6 ROOMS	01.06.14	DC & SH	PR
DA22	C	LEVEL 7- FUNCTION/ RESTAURANT	01.06.14	DC & SH	PR
DA23	C	LEVEL 8- RECREATION	01.06.14	DC & SH	PR
DA24	C	HOTEL LEVELS 9-15, 16 ROOMS / LEVEL- 112 TOTAL	01.06.14	DC & SH	PR
DA25	C	HOTEL LEVELS 16-18, 9 SUITES / LEVEL - TOTAL 27	01.06.14	DC & SH	PR
DA26	C	RESIDENTIAL LEVELS 19-23	01.06.14	DC & SH	PR

Drawing List

Sheet Number	Rev.	Sheet Name	Issue Date	Drawn By	Approved By
DA27	C	ACCESSIBLE LAYOUTS	01.06.14	DC & SH	PR
DA28	C	RESIDENTIAL SUB PENTHOUSE	01.06.14	DC & SH	PR
DA29	C	PENTHOUSE	01.06.14	DC & SH	PR
DA30	C	ROOF	01.06.14	DC & SH	PR
DA31	C	NORTH	01.06.14	DC & SH	PR
DA32	C	EAST	01.06.14	DC & SH	PR
DA33	C	SOUTH	01.06.14	DC & SH	PR
DA34	C	WEST	01.06.14	DC & SH	PR
DA35	C	SECTION A-A	01.06.14	DC & SH	PR
DA36	C	SECTION B-B	01.06.14	DC & SH	PR
DA37	C	SECTION C-C	01.06.14	DC & SH	PR
DA38	C	SHADOW DIAGRAMS SUMMER	01.06.14	DC & SH	PR
DA39	C	SHADOW DIAGRAMS WINTER	01.06.14	DC & SH	PR
DA40	C	FINISHES SCHEDULE	01.06.14	DC & SH	PR
DA41	C	COMMERCIAL SCREEN DETAIL	01.06.14	DC & SH	PR
DA42	C	PHOTOMONTAGES	01.06.14	SH	PR
DA43	C	PHOTOMONTAGES	01.06.14	SH	PR
DA44	C	3D	01.06.14	DC & SH	PR
DA45	C	3D	01.06.14	DC & SH	PR
DA46	C	GLAZING OVERSHOOT DETAIL	01.06.14	SH	PR
DA47	C	DETAIL SECTIONS 1	01.06.14	SH	PR
DA48	C	FACADE VIEW	01.06.14	SH	PR
DA49	C	REGENT/RAWSON STREET FRONTAGE	01.06.14	SH	PR
DA50	C	PERSPECTIVE IMAGES	01.06.14	SH	PR

LOCATION PLAN

DEVELOPMENT INFORMATION

10-18 REGENT STREET, WOLLONGONG

SITE AREA- 3648.3m²

FLOOR SPACE:-
COMMERCIAL- 4124.5m²- 20.6%
RESIDENTIAL- 4178.9m²- 20.9%
HOTEL- 11676.8m²- 58.5%

TOTAL FLOOR AREA- 19 980.2m²

MAX FSR- 19 983.5m² or 5.48:1
PROPOSED FSR 19 980.2m² or 5.48:1

LANDSCAPED AREA REQUIRED 543.0m²
LANDSCAPED AREA PROVIDED 997.7m²

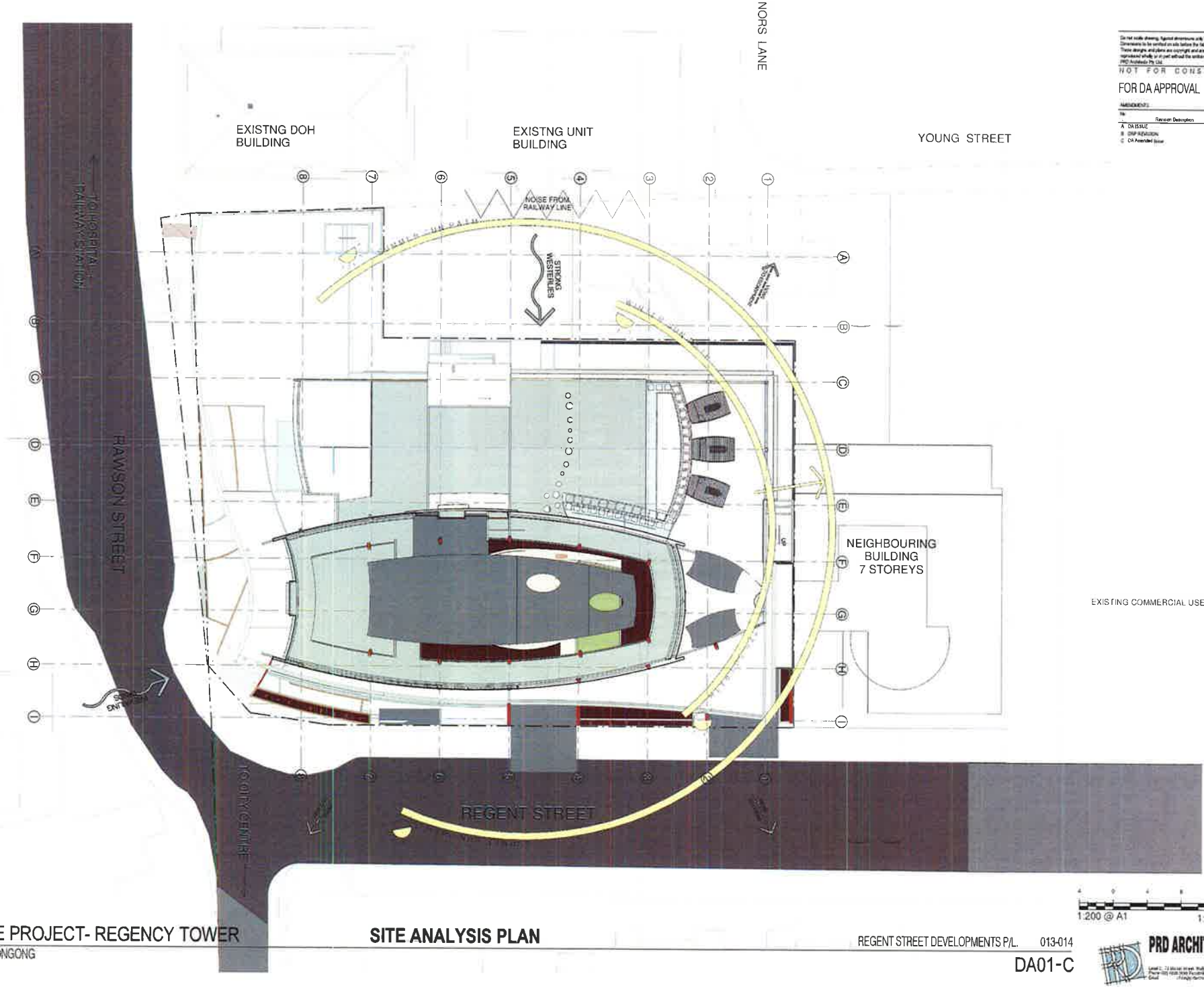
CARPARKING: **TOTAL 329 SPACES**
COMMERCIAL- 69 SPACES
RESIDENTIAL- 49 SPACES + 6 VISITOR
HOTEL- 147 SPACES + 40 VALET

HOTEL ROOMS-
163 HOTEL ROOMS
27 SUITES

RESIDENCES-
20 x 3 BEDROOM APARTMENTS
2 SUB PENTHOUSES
PENTHOUSE

PRD ARCHITECTS

13/08/2014 12:33:19 PM



NOT FOR CONSTRUCTION

FOR DA APPROVAL

No	Revision Description	Date	BY
A	DA ISSUE	22.11.13	DO/SH
B	DRP SUBMISSION	01.07.14	SH/DC
C	DA Amended Issue	13.08.14	SH

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13/08/2014 12:10:37 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

SITE ANALYSIS PLAN

REGENT STREET DEVELOPMENTS P/L. 013-014

DA01-C

PRD ARCHITECTS

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.30	CC/SH
B	DRP REVISION	01.07.14	MH/CC
C	DA Amended Issue	11.08.14	LH

1:200 @ A1 1:400 @ A3

13/08/2014 12:10:43 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

SURVEY PLAN

REGENT STREET DEVELOPMENTS P/L. 013-014

DA02-C

PRD ARCHITECTS
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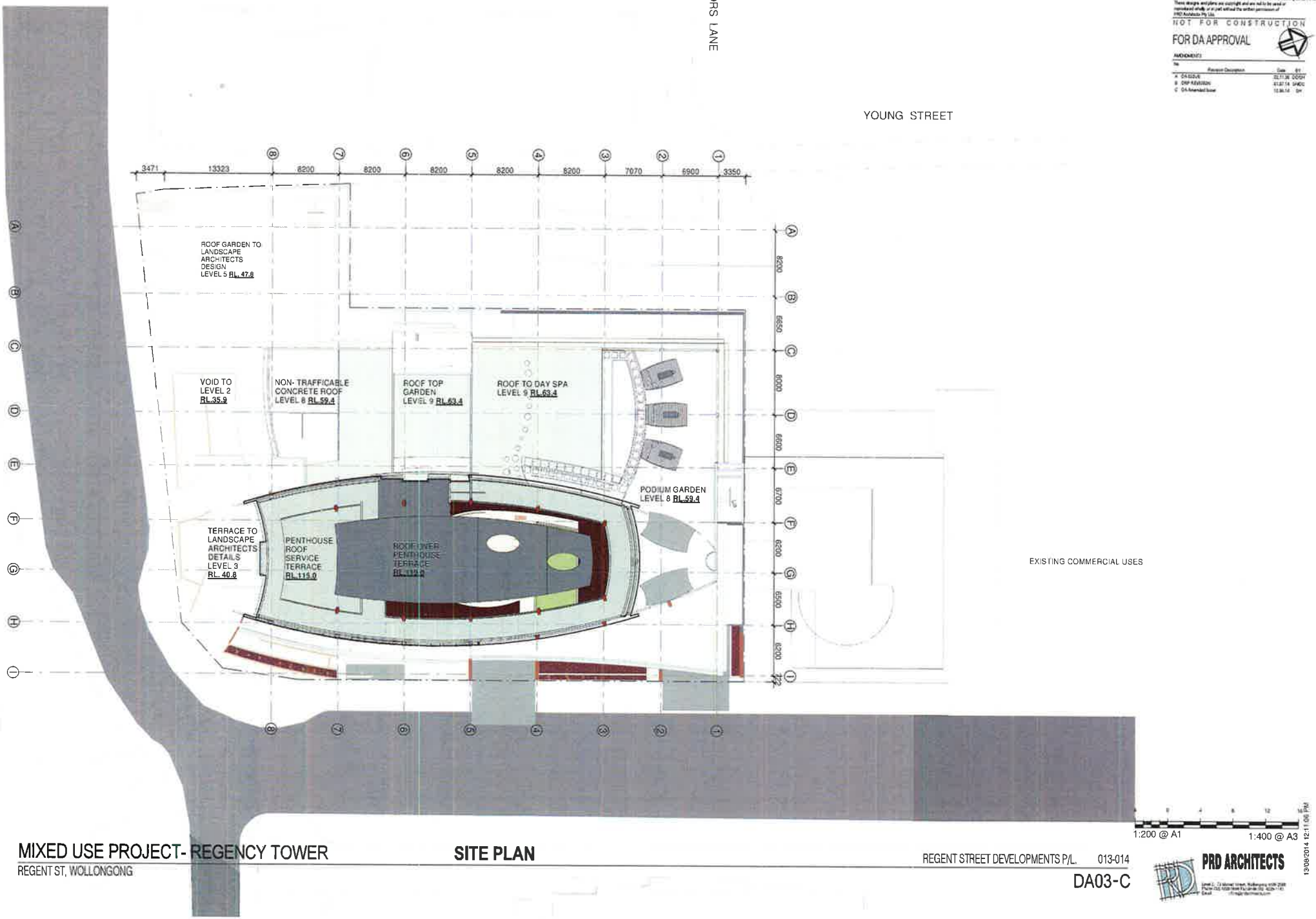
Email ...@prdarchitects.com



NOT FOR CONSTRUCTION

FOR DA APPROVAL

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B	DRP REVISION	01.07.14	SHDC
C	DA Amended Issue	13.06.14	SH

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13/08/2014 12:11:06 PM

MIXED USE PROJECT- REGENCY TOWER

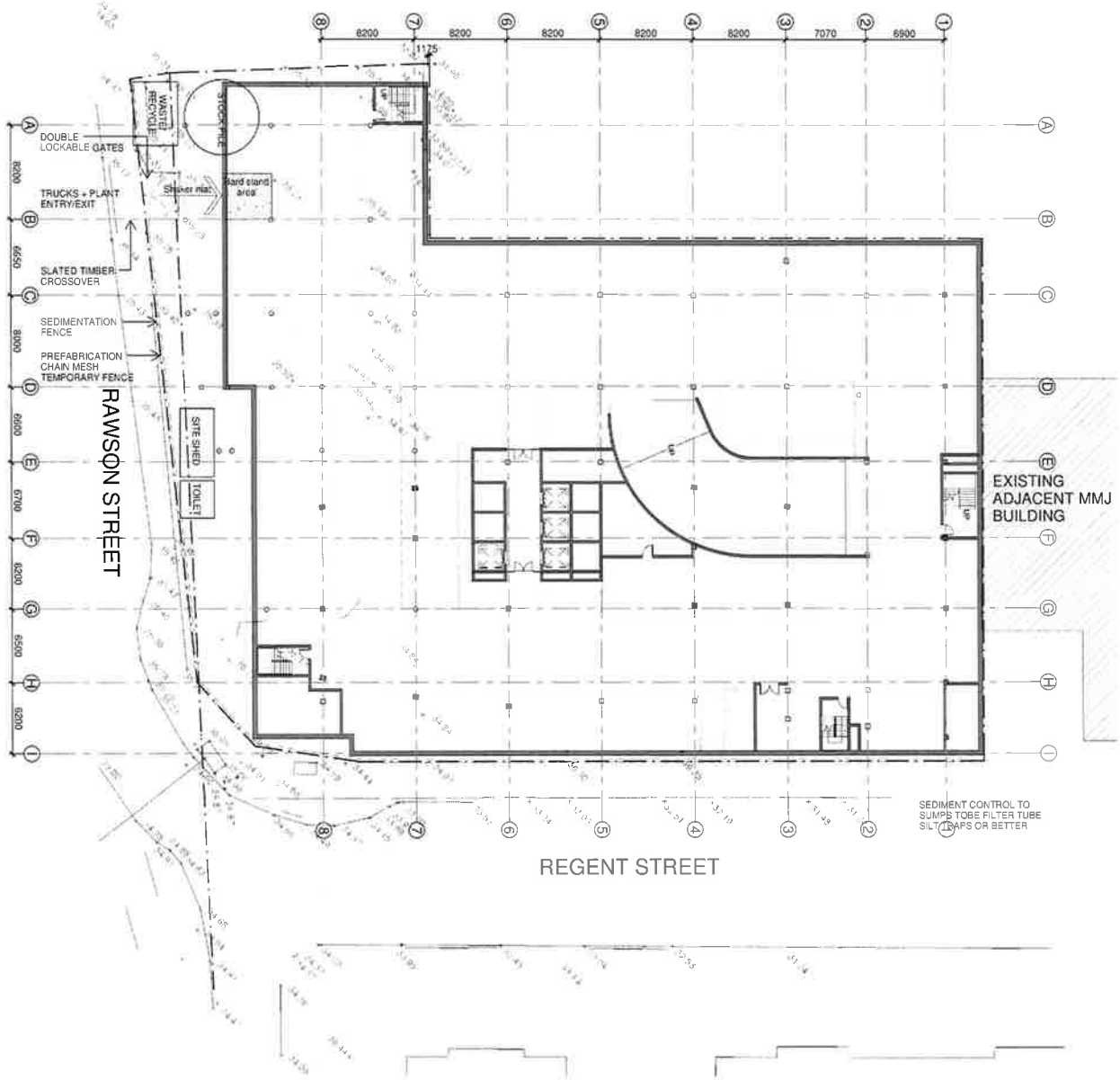
REGENT ST, WOLLONGONG

SITE PLAN

REGENT STREET DEVELOPMENTS P/L. 013-014

DA03-C

PRD ARCHITECTS



SOIL & WATER MANAGEMENT

1) THIS PLAN SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, AND ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED AND RELATING TO DEVELOPMENT AT THE SUBJECT SITE.

2) THE CONTRACTOR SHALL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INDICATED ON THIS DRAWING.

3) ALL SUB CONTRACTORS SHALL BE MADE AWARE OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWN-SLOPE LANDS AND WATER WAYS.

4) WHERE PRACTICAL, THE SOIL EROSION HAZARD ON THE SITE SHALL BE KEPT AS LOW AS POSSIBLE TO THIS END, WORKS SHOULD BE UNDERTAKEN IN THE FOLLOWING SEQUENCE
A) INSTALL ANY NECESSARY SECURITY/BOUNDARY FENCES FOR THIS SITE.
B) CONSTRUCT SILT FENCING AS DETAILED ALONG BOUNDARIES + CONTOURS

5) DURING WINDY WEATHER, LARGE UNPROTECTED AREAS SHALL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL

6) FINAL SITE LANDSCAPING SHALL BE UNDERTAKEN AS SOON AS POSSIBLE, AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES

7) ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) SHALL BE REMOVED AS SOON AS POSSIBLE, AND WITHIN TEN WORKING DAYS FROM PLACEMENT.

8) WATER SHALL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM, UNLESS IT IS SEDIMENT FREE. ie. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE

9) TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES SHALL BE REMOVED ONLY AFTER THE LANDS THEY PROTECTED ARE REHABILITATED

10) THE CONTRACTOR SHALL PROVIDE ACCEPTABLE RECEPTORS FOR CONCRETE & MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER

CONSTRUCTION MANAGEMENT DETAILS

1) NOTE: THAT THE PROPOSED WORKS WILL BE UNDERTAKEN WHILST THE BUILDING & SITE IS VACANT

2) ALL SITE FENCING AND SEDIMENT CONTROL USED DURING DEMOLITION PHASE SHALL BE RETAINED FOR THE CONSTRUCTION PHASE + SHALL BE EXTENDED AS DETAILED ON DWGS.

3) A NEW HARD STAND AREA + SHAKER GRID SHALL BE CONSTRUCTED ON CORKWOOD CIRCUIT FRONTAGE DURING ALL PHASES OF THE PROJECT ALL TO CONFORM WITH THE REQUIREMENTS OF THE LOCAL COUNCIL AND RTA

4) DURING CONSTRUCTION PHASE AN AREA IS SET ASIDE ON SITE FOR USE OF MOBILE CRANE OR CONCRETE PUMP

5) ALL CONSTRUCTION MATERIALS ARE TO BE STORED ON SITE. A DESIGNATED AREA HAS BEEN ALLOWED

6) ALL SITE ACCOMMODATION + AMENITIES AS REQUIRED WILL BE LOCATED WITHIN THE SITE. SOME SITE SHEDS MAYBE RELOCATED ON THE PODIUM LEVEL IN THE FINAL PHASE OF CONSTRUCTION

7) A DILAPIDATION SURVEY WILL BE CARRIED OUT BY THE CONTRACTOR BEFORE THE COMMENCEMENT OF ANY WORK ON SITE.

AUSTRALIAN STANDARDS
AS2601 Demolition of structures
AS2436 Guide to noise control....demolition sites
AS3798 Guide on earthworks....residential developments
AS1289 Methods of testing soils for engineering purposes
AS1725 Galvanised rolled chainwire security fencing

EROSION & SEDIMENTATION CONTROL NOTES

1) BUILDER SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO BE INSTALLED INSIDE SITE FENCING ON LOW SIDES OF SITE TO CONTAIN ALL SITE WATER RUN OFF & PREVENT EROSION. TIE SEDIMENT FENCING MATERIAL TO SECURITY FENCE SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (E.G. HUMES PROPEX SILT STOP) STANDING 500 MIN ABOVE GROUND & EXTENDING 150 BELOW GROUND.

2) SILT BARRIERS, SILT TRAPS, SILTATION SCREENS AND THE LIKE SHALL BE CONSTRUCTED WITH GEOTEXTILE SEDIMENT FABRIC ATTACHED TO STEEL STAR PICKETS, OR SECURITY FENCING, OR WITH HESSIAN BAGS - ALL TO CONFORM WITH THE REQUIREMENTS OF THE LOCAL COUNCIL AND RTA

3) EXISTING DRAINS LOCATED WITHIN THE SITE SHALL BE ISOLATED BY SEDIMENT CONTROL

4) NO PARKING OR STOCK PILING OF MATERIAL IS PERMITTED IN THE PUBLIC DOMAIN UNLESS STATED.

5) GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE

6) CONSTRUCTION ENTRY/EXITS SHALL BE LOCATED AS PER DWG. BUILDER SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. BUILDER SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING & LEAVING THE SITE DO SO IN A FORWARD DIRECTION AS MUCH AS POSSIBLE

7) SITE SECURITY FENCING TO CONSIST OF 1800mm HIGH GALVANIZED CHAIN MESH PANELS FIXED TO GALVANIZED PIPE FRAME & SUPPORTED ON CONCRETE 'FEET'.

11) RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER, ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.

12) AT LEAST WEEKLY THE CONTRACTOR SHALL INSPECT THE SITE, PROVIDING PARTICULAR ATTENTION TO THE FOLLOWING MATTERS.
A) ENSURE DRAINS OPERATE EFFECTIVELY, AND INITIATE REPAIR OR MAINTENANCE AS REQUIRED.
B) REMOVE SPILLED SAND (OR OTHER MATERIALS) FROM HAZARD AREAS, INCLUDING LANDS CLOSER THAN 2 METRES FROM LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS, GUTTERS, PAVED AREAS AND DRIVEWAYS.
C) CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT WORKS AS NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS, ie. MAKE ONGOING CHANGES TO THE PLAN.
D) MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN A FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE REHABILITATED.
E) REMOVE TEMPORARY SOIL CONSERVATION STRUCTURES AS A LAST ACTIVITY IN THE REHABILITATION PROGRAMME.

13) THE CONTRACTOR SHALL KEEP A LOG BOOK, MAKING ENTRIES AT LEAST WEEKLY, AND AFTER RAINFALL AND/OR SITE CLOSURE RECORD
A) THE VOLUME OF ANY RAINFALL EVENTS (CHECK WATER BUREAU).
B) THE CONDITION OF ANY SOIL AND WATER MANAGEMENT WORKS.
C) REMEDIAL WORK.
THE BOOK SHALL BE KEPT ON SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON ON REQUEST.

GENERAL NOTES

1. TRADE WASTE TO BE SEPARATED TO RECYCLE PRODUCTS: TIMBER, GLASS AND PAPER.

2. BUILDER TO RELOCATE SITE SHED, AMENITIES, STORAGE FACILITIES, ETC AS REQUIRED DURING THE CONSTRUCTION PROCESS.

3. ADDITIONAL CARPARKING TO BE PROVIDED ON SITE FOLLOWING CONSTRUCTION OF BASEMENT CARPARKING AREA.

4. ALL VEHICLES TO LEAVE THE SITE IN A FORWARD DIRECTION.

5. NO VEHICLES TO BE PARKED ON FOOTPATH RESERVE.

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	By
A	DA ISSUE	22.11.13	TD/RH
B	DRP REVISION	05.07.14	SK/DC
C	DA Amended Issue	13.08.14	SK

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13/08/2014 12:11:12 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

SITE MANAGEMENT PLAN

REGENT STREET DEVELOPMENTS P/L. 013-014

DA04-C

PRD ARCHITECTS
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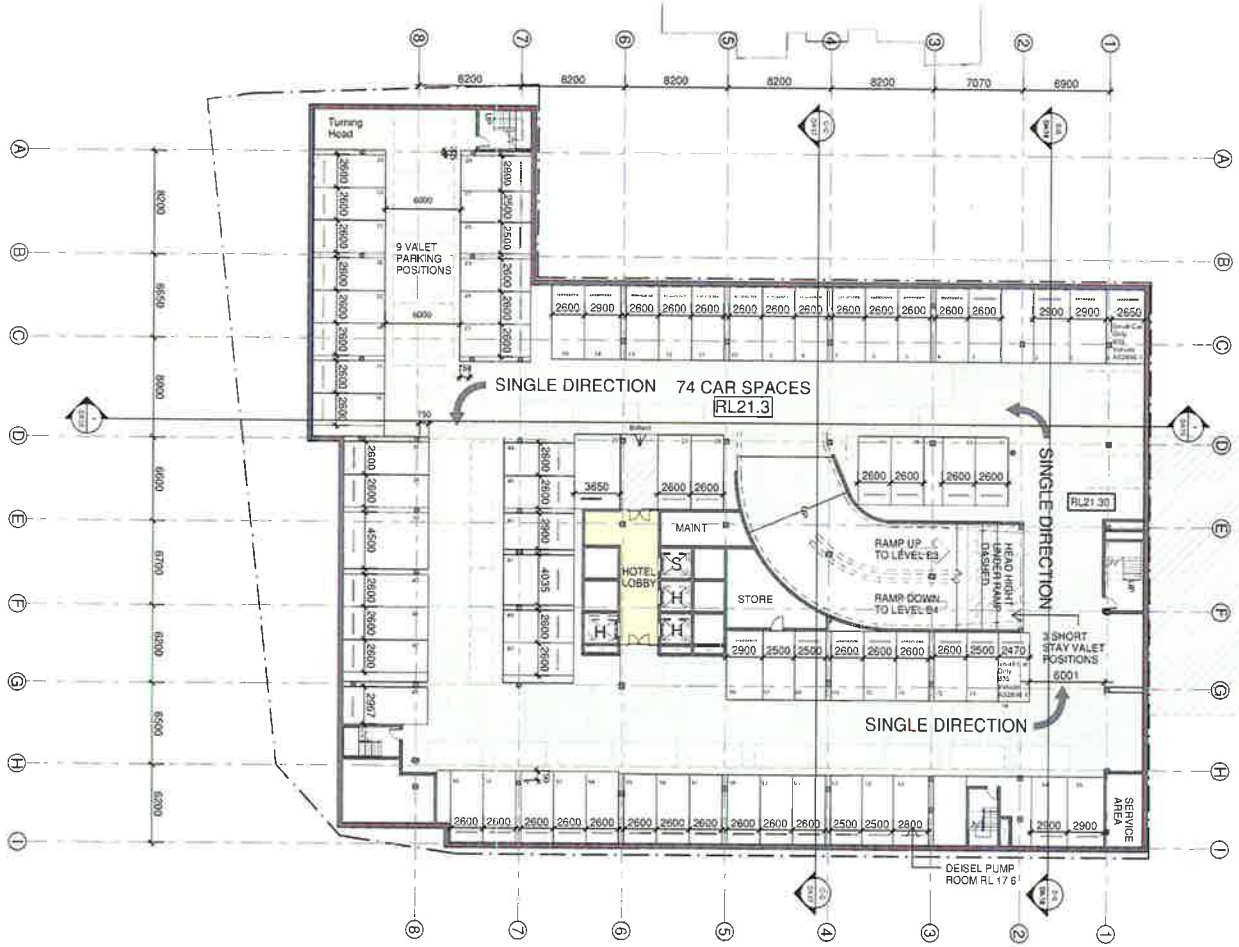
Email

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.13	DOSH
B	DRP SUBMISSION	01.07.14	SHERC
C	DA Amended Issue	13.06.14	SH



NOTE:

- ALL STAIRS TO COMPLY WITH AS1428.1DESIGN FOR ACCESS AND MOBILITY

- DOORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

- ALL PARKING AND MANOUVREING COMPLIES WITH AS2890.1

- HOTEL PARKING
107 x CAR SPACES INCLUDING (33 VALET SPACES)

MIXED USE PROJECT- REGENCY TOWER
REGENT ST, WOLLONGONG

BASEMENT 4- HOTEL VALET CARPARK RL.21.3

74 DESIGNATED + 33 VALET SPACES

REGENT STREET DEVELOPMENTS P/L. 013-014

DA05-C

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13/06/2014 12:11:16 PM

PRD ARCHITECTS

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	By
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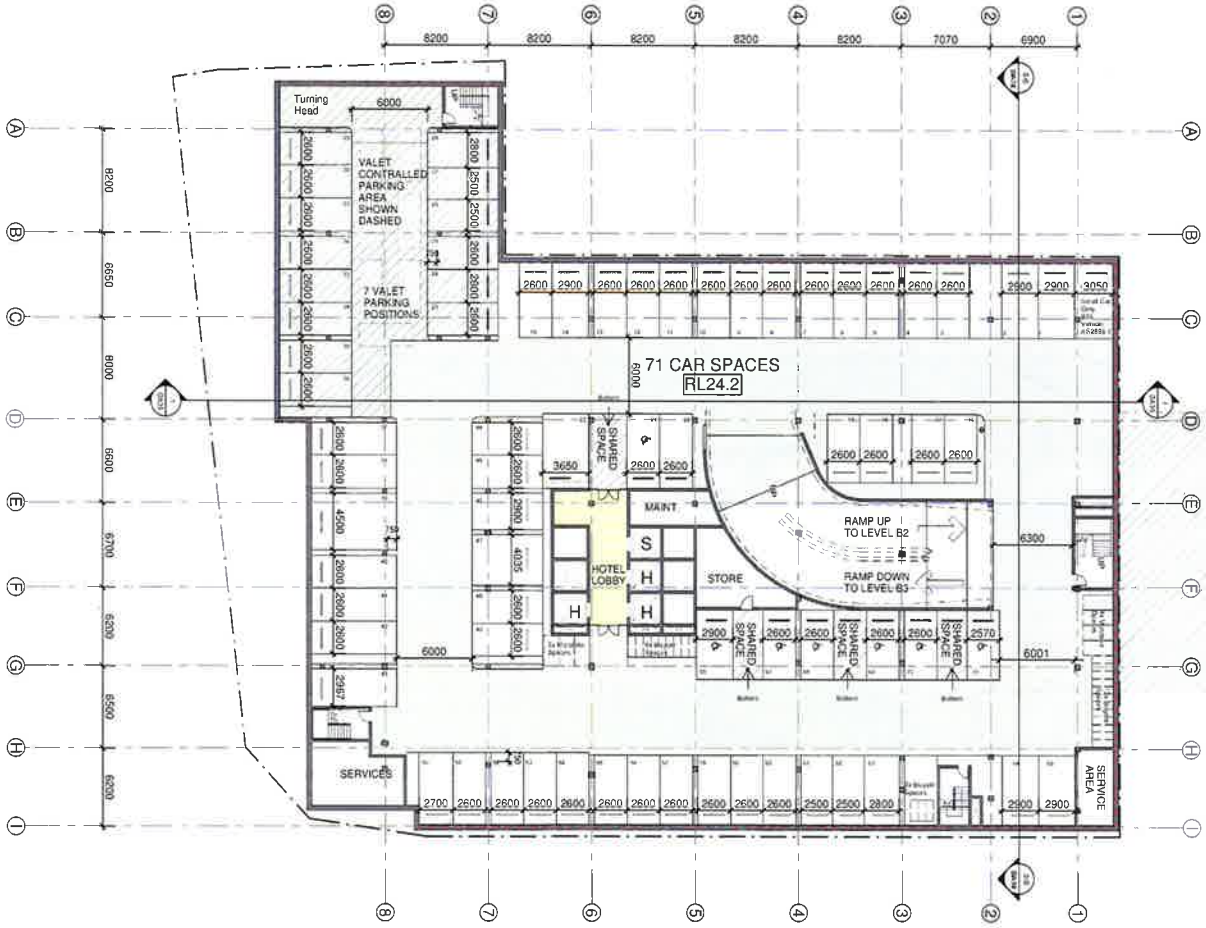
B	DRP REVISION	01.07.14	SH/DG
C	DA Amended Issue	13.08.14	SH



NOTE:

- ALL STAIRS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

- DOORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

- ALL PARKING AND MANOUVREING COMPLIES WITH AS2890.1

- HOTEL PARKING
78 x CAR SPACES INCLUDING (7 VALET SPACES) & 7 ACESSIBLE

7 x MOTORBIKE
24 x BICYCLES

1:200 @ A1 1:400 @ A3

13/08/2014 12:11:20 PM

MIXED USE PROJECT- REGENCY TOWER
REGENT ST, WOLLONGONG

BASEMENT 3 - COMMERCIAL / HOTEL CARPARK RL. 24.2

73 DESIGNATED CAR SPACES +
20 VALET SPACES

REGENT STREET DEVELOPMENTS P/L. 013-014

DA06-C

PRD ARCHITECTS
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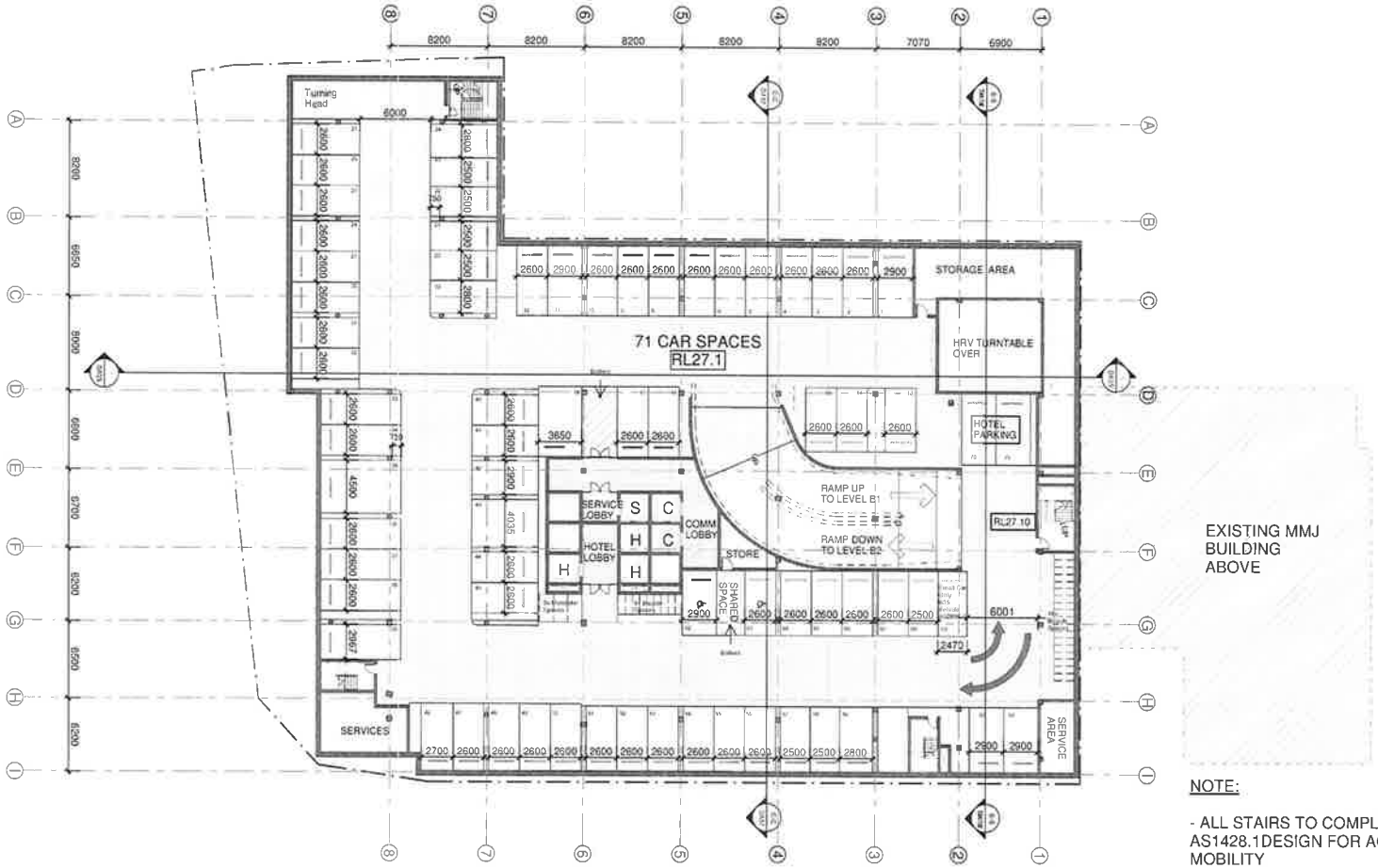
NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.20	DCBH
B	DRP REVISION	9/1.07.14	SHDC
C	DA Amended Issue	13.05.14	BH



NOTE:

- ALL STAIRS TO COMPLY WITH AS1428.1DESIGN FOR ACCESS AND MOBILITY

- DOORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

- ALL PARKING AND MANOUVREING COMPLIES WITH AS2890.1

- COMMERCIAL PARKING
71 x CAR SPACES INCLUDING 2 HOTEL SPACES & 2 ACCESSIBLE

3 x MOTORBIKES
27 x BICYCLES

1:200 @ A1 1:400 @ A3

13/05/2014 12:11:26 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

BASEMENT 2- COMMERCIAL CARPARK RL.27.1

71 DESIGNATED CAR SPACES (69 COMMERCIAL + 2 HOTEL)

REGENT STREET DEVELOPMENTS P/L. 013-014

DA07-C

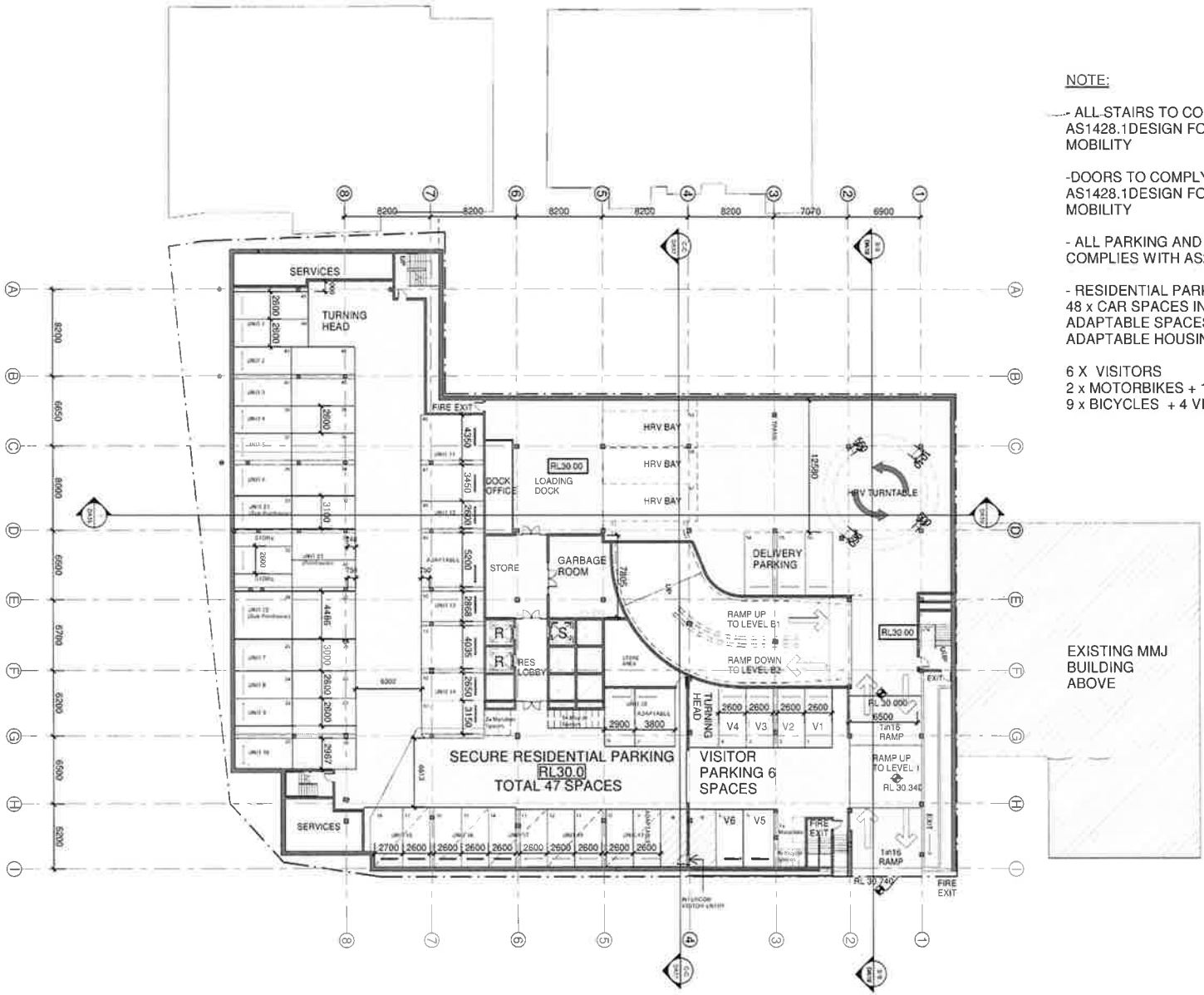
PRD ARCHITECTS

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.13	DC/SH
B	DWF INTERSION	07.02.14	AH/DC
C	DA Amended Issue	13.06.14	SH



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13/08/2014 12:11:28 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

BASEMENT 1- RESIDENTIAL CARPARK RL. 30.0

61 SPACES (48 SECURE RESI. + 6 VISITOR, 1 HOTEL, 6 SERVICE VEHICLE

REGENT STREET DEVELOPMENTS P/L. 013-014

DA08-C

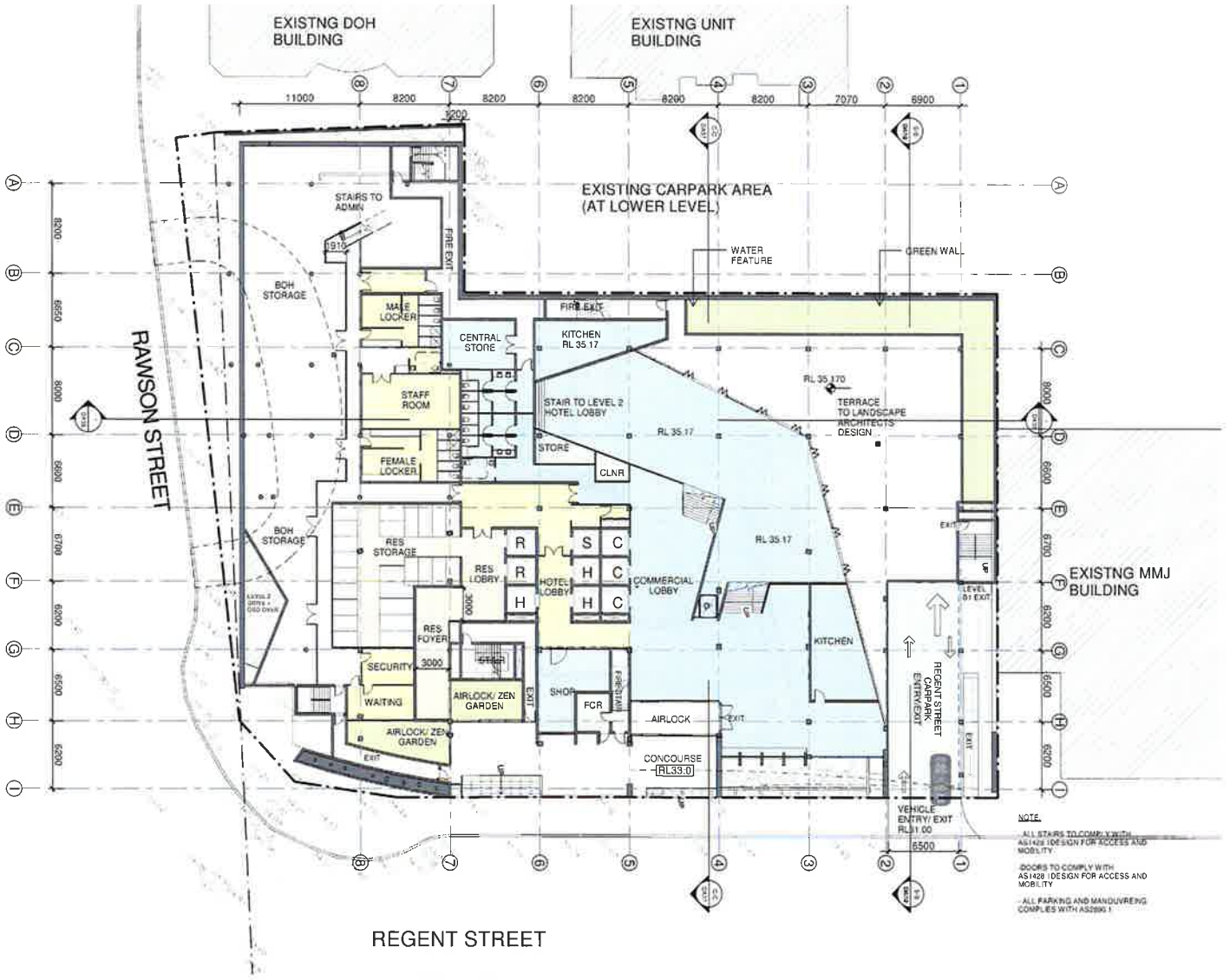
PRD ARCHITECTS

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.36	DOSH
B	DRP ADDITION	17.07.14	SHOC
C	DA Amended Issue	13.08.14	SH



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MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

LEVEL 1- COMMERCIAL LOBBY + HOTEL BOH

REGENT STREET DEVELOPMENTS P/L. 013-014

DA09-C

PRD ARCHITECTS
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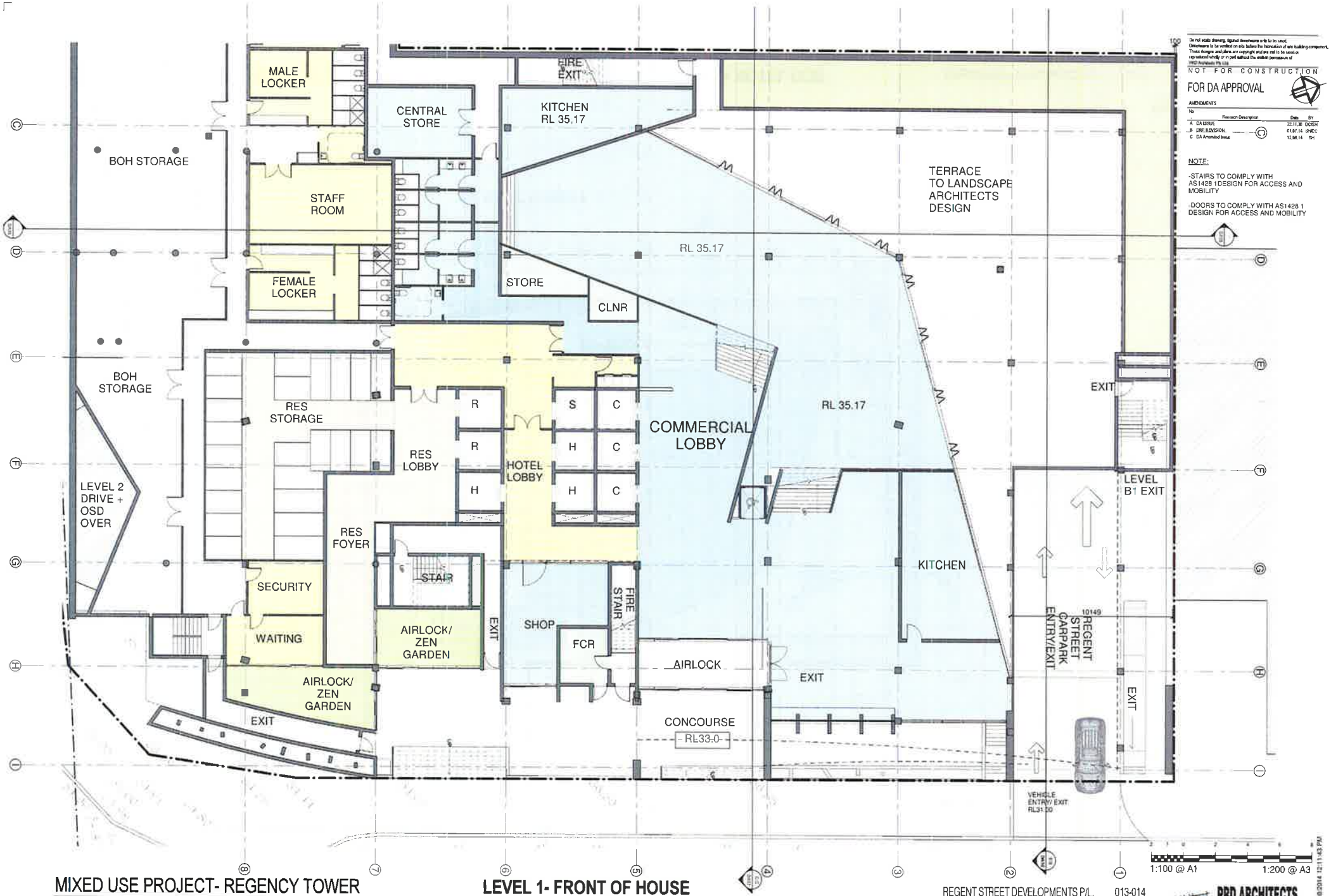

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.13	DOSH
B	DRP REVISION	01.07.14	SHOC
C	DA Amended Issue	12.08.14	SH

NOTE:

-STAIRS TO COMPLY WITH AS1428 1DESIGN FOR ACCESS AND MOBILITY

-DOORS TO COMPLY WITH AS1428 1 DESIGN FOR ACCESS AND MOBILITY

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13/08/2014 12:11:45 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

LEVEL 1- FRONT OF HOUSE

REGENT STREET DEVELOPMENTS P/L. 013-014

DA10-C

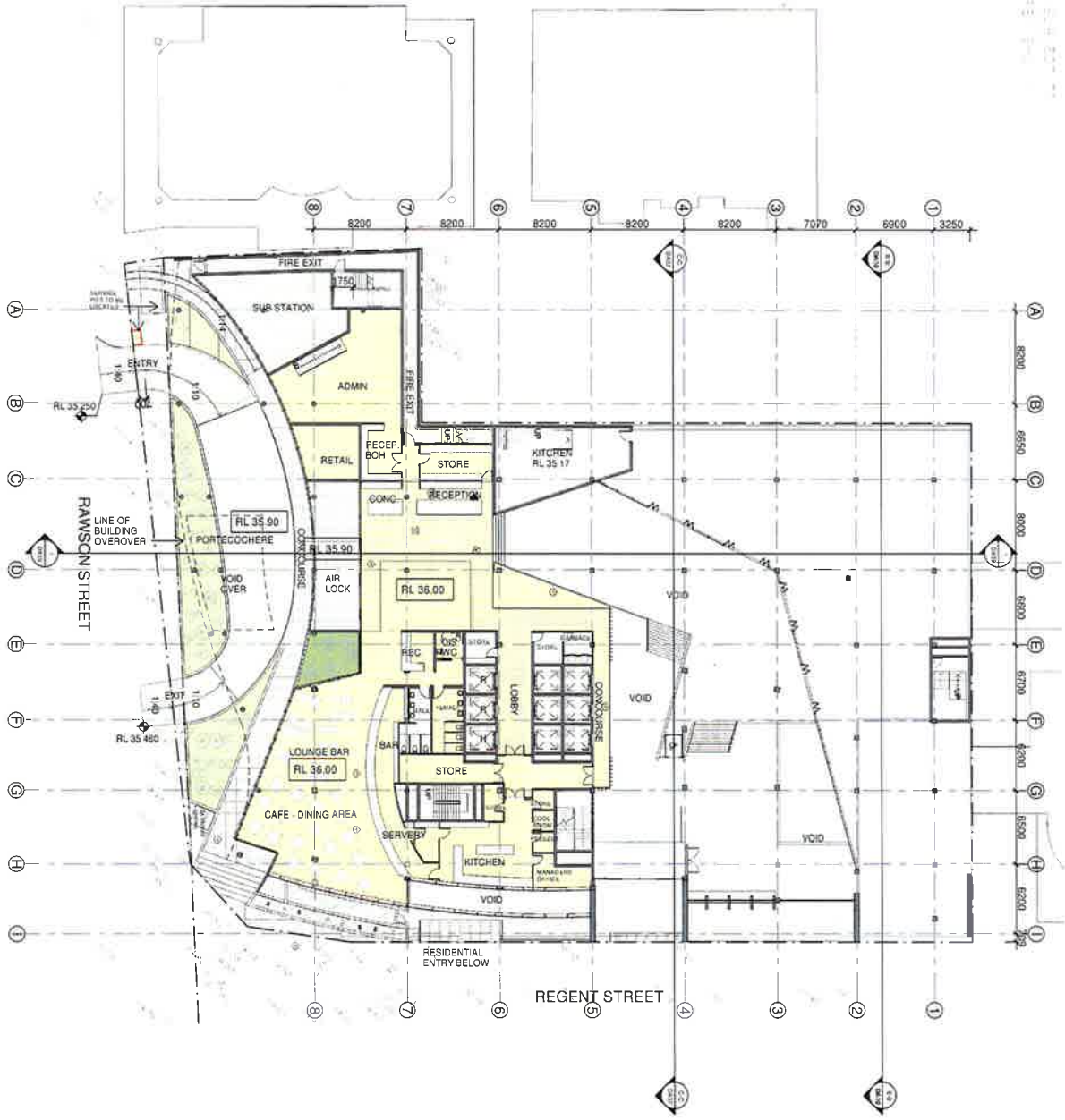
PRD ARCHITECTS

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.13	DO/SH
B	DRP REVISION	01.07.14	SH/DC
C	DA Amended Issue	12.08.14	SH



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13/08/2014 12:11:50 PM

MIXED USE PROJECT- REGENCY TOWER

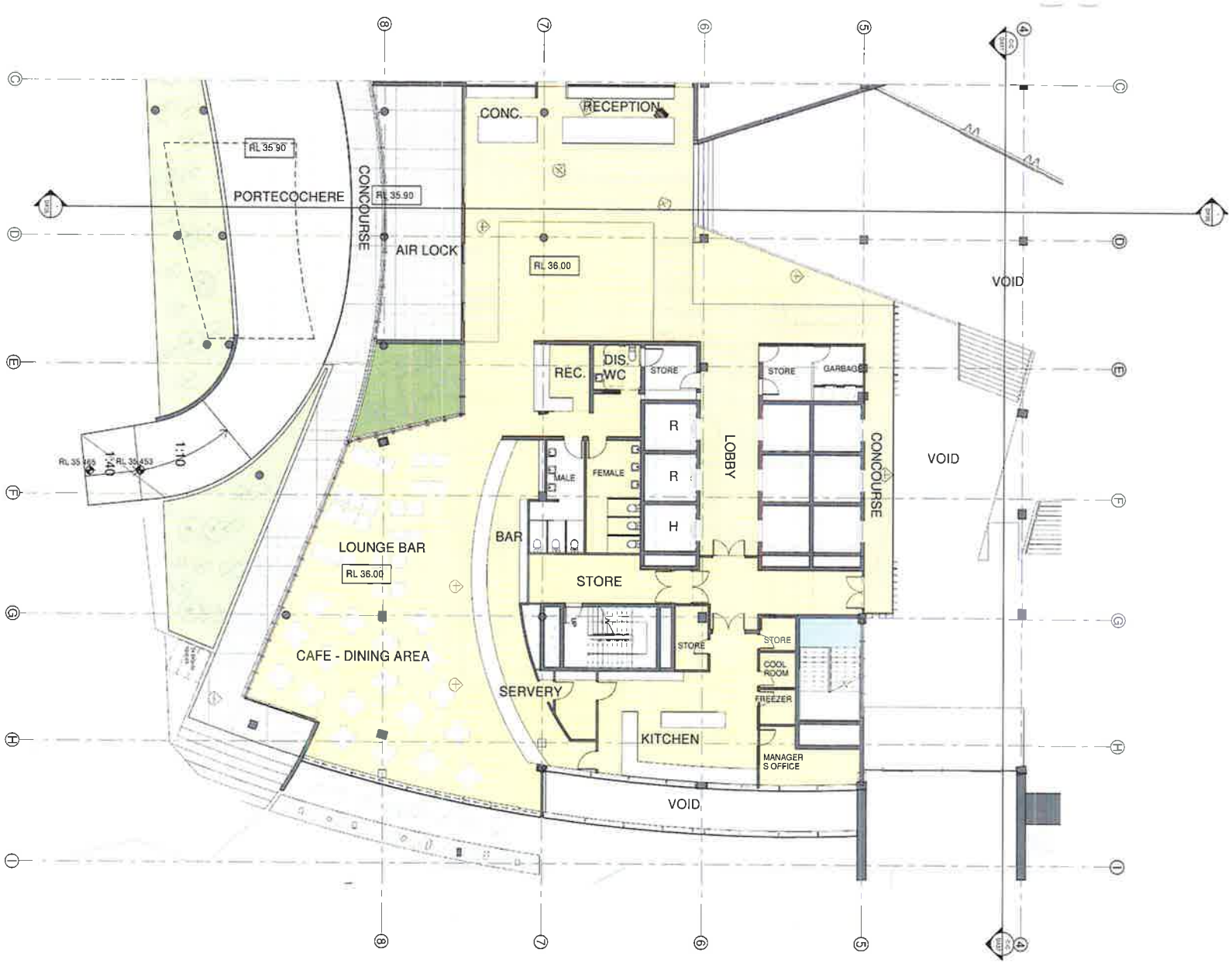
REGENT ST, WOLLONGONG

LEVEL 2- HOTEL LOBBY

REGENT STREET DEVELOPMENTS P/L. 013-014

DA11-C

PRD ARCHITECTS



NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	23.11.20[illegible]	DO/SY
B	DRP REVISION	03.07.14	SH/DO
C	DA Amended Issue	13.08.14	SH

NOTE:

-STAIRS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

-DOORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

2 1 0 2 4 6 8

1:100 @ A1 1:200 @ A3

13/08/2014 12:11:56 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

LEVEL 2 FRONT OF HOUSE

REGENT STREET DEVELOPMENTS P/L. 013-014

DA12-C

PRD ARCHITECTS
Level 2, 73 Market Street, Wollongong NSW 2520
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Email prd@prdarchitects.com.au

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FOR DA APPROVAL

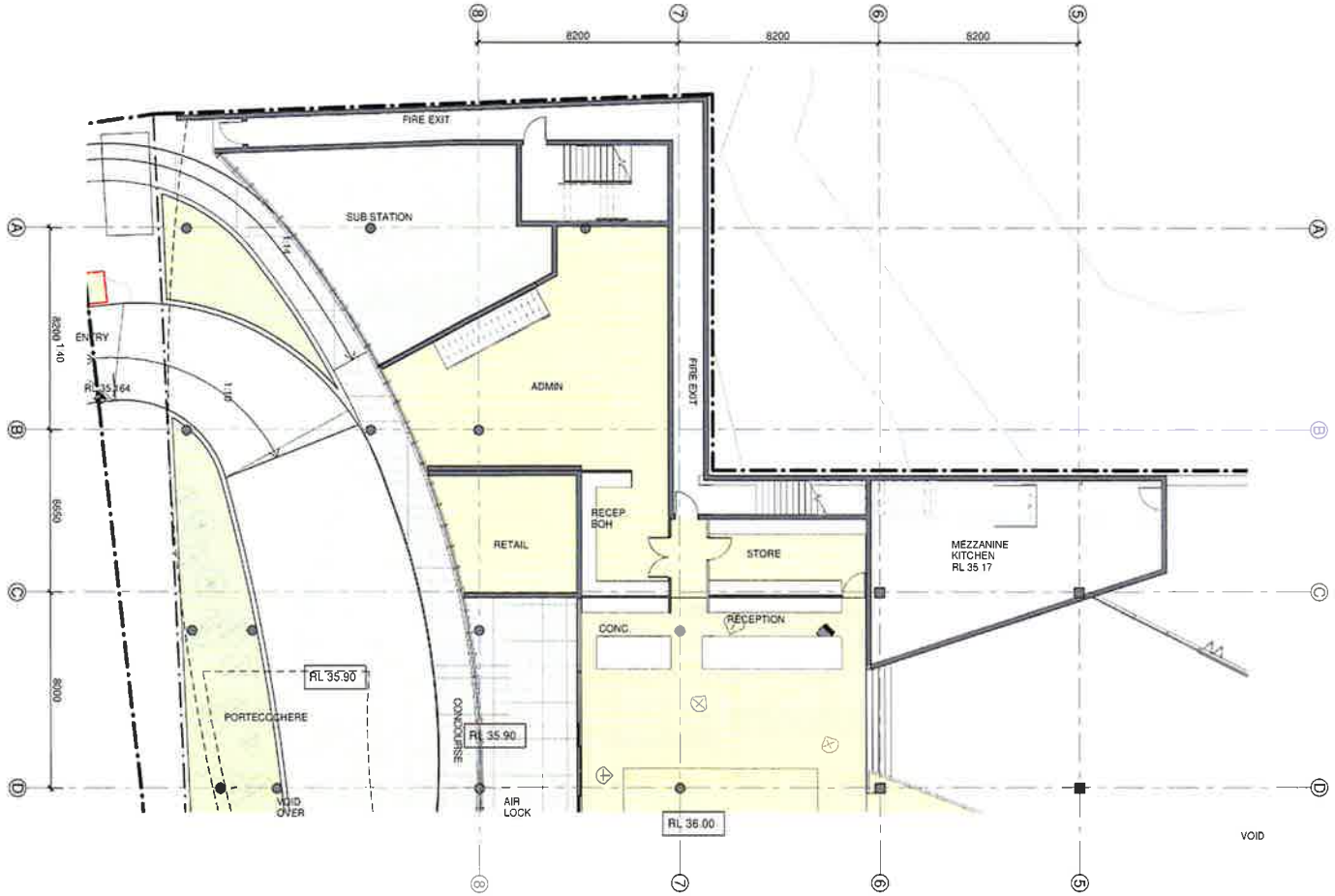
AMENDMENTS

No	Revision Description	Date	By
A	DA ISSUE	22.11.30	DO/SH
B	DRP REVISION	01.07.14	SH/DC
C	DA Amended Issue	13.06.14	SH

NOTE:

-STAIRS TO COMPLY WITH AS1428.1DESIGN FOR ACCESS AND MOBILITY

-DOORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY



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13/06/2014 12:12:01 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

LEVEL 2 BACK OF HOUSE

REGENT STREET DEVELOPMENTS P/L. 013-014

DA13-C

PRD ARCHITECTS

NOT FOR CONSTRUCTION

FOR DA APPROVAL

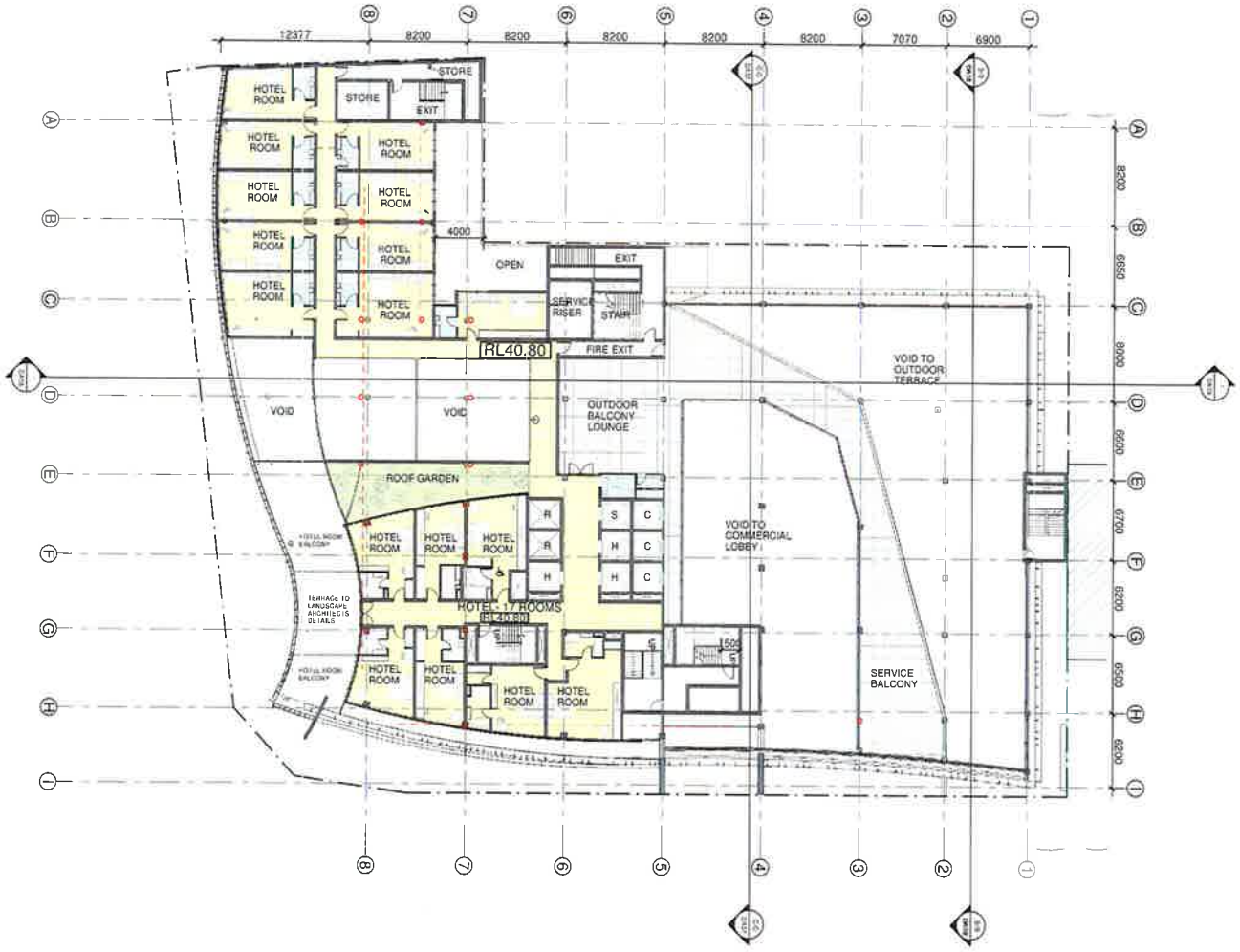
AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.13	DD/SH
B	DRP REVISION	01.07.14	SH/DC
C	DA Amended Issue	13.08.14	SH

NOTE:

-STAIRS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

-DOORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY



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13/08/2014 12:12:07 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

HOTEL/ COMMERCIAL- LEVEL 3 - 17 ROOMS

REGENT STREET DEVELOPMENTS P/L. 013-014

DA14-C

PRD ARCHITECTS

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AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.13	DG/SH
B	DRP REVISION	01.07.14	SH/EC
C	DA Amended issue	13.08.14	SH

NOTE:

-STAIRS TO COMPLY WITH AS 1428.1 DESIGN FOR ACCESS AND MOBILITY

-DOORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

1:100 @ A1 1:200 @ A3

13/08/2014 12:12:13 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

HOTEL/ COMMERCIAL LEVEL 3- FRONT OF HOUSE

REGENT STREET DEVELOPMENTS P/L. 013-014

DA15-C

PRD ARCHITECTS
Level 2, 33 Market Street, Wollongong NSW 2500
Phone (02) 4226 7666 Facsimile (02) 4226 7167
Email

NOT FOR CONSTRUCTION

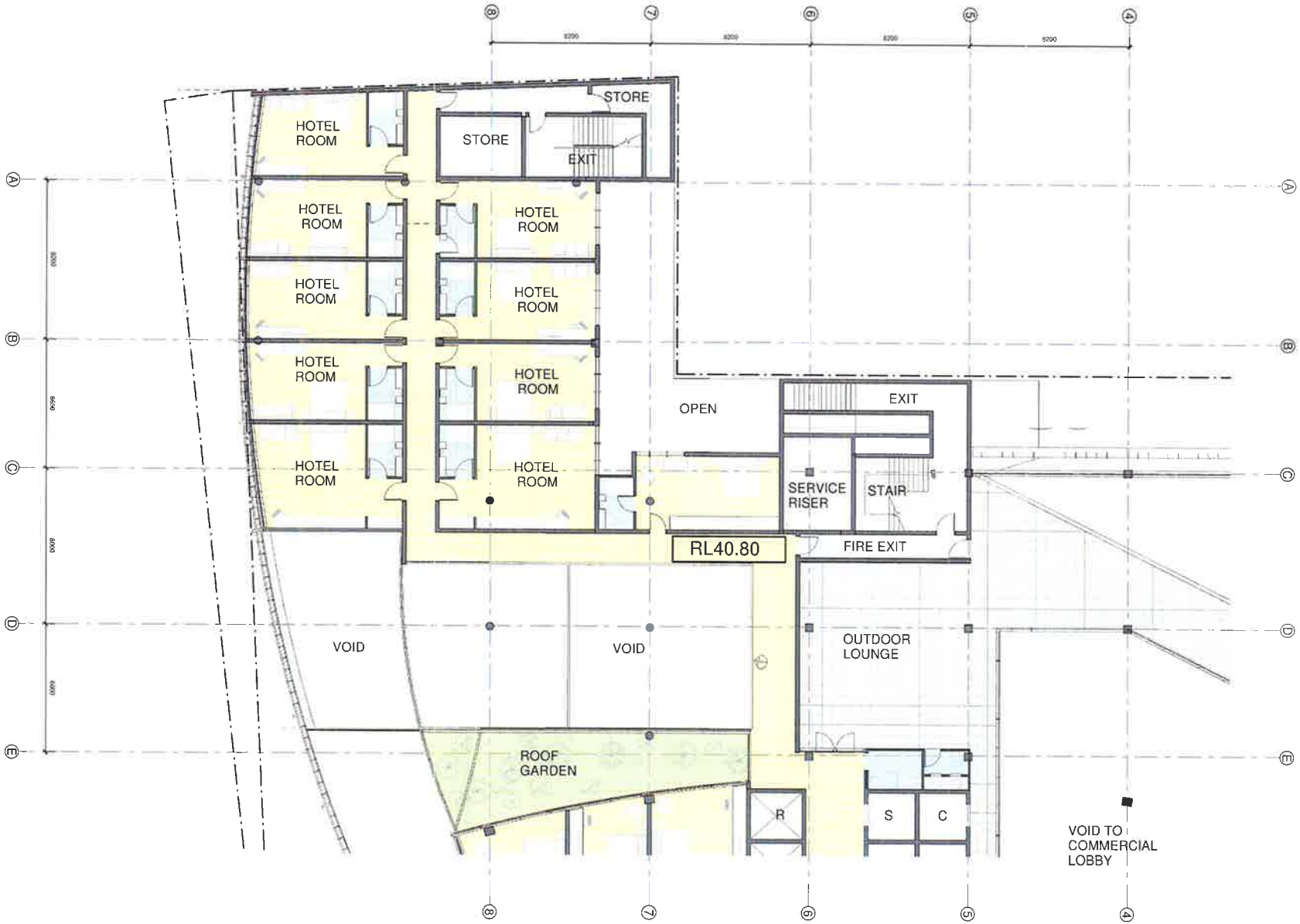
FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.30	DO/SH
B	DRP REVISION	01.07.14	SH/DC
C	DA Amended Issue	13.08.14	SH

NOTE:

- STAIRS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY
- DOORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY



1:100 @ A1 1:200 @ A3

13/08/2014 12:12:22 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

LEVEL 3- BACK OF HOUSE

REGENT STREET DEVELOPMENTS P/L. 013-014

DA16-C

PRD ARCHITECTS
Level 2, 74 Market Street, Wollongong NSW 2500
Phone (02) 4228 3888 Facsimile (02) 4226-1785
Email office@prdarchitects.com

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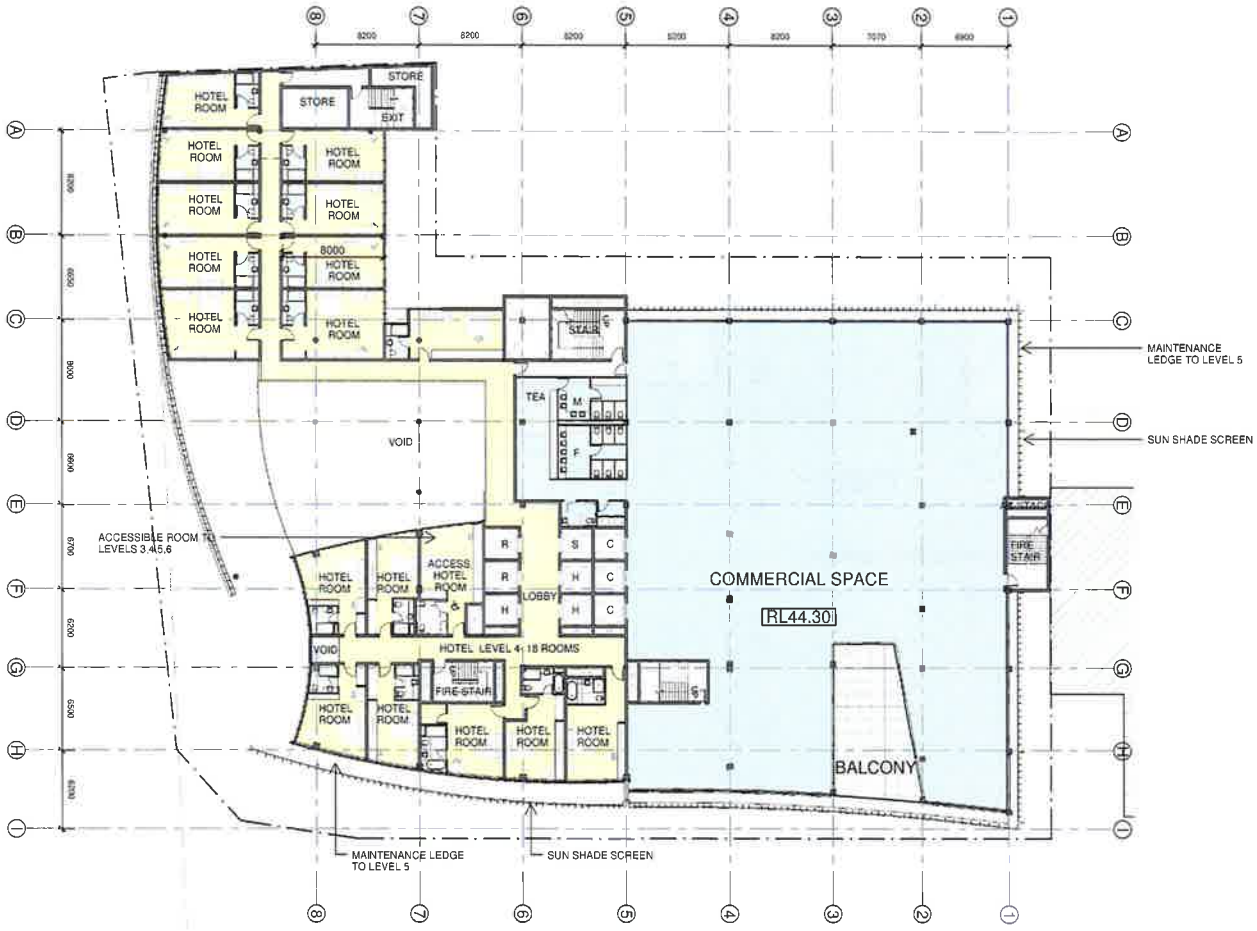
FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DRP REVISION	01.07.14	SHCC
B	DA Amended Issue	13.08.14	DH



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13/08/2014 12:12:28 PM

MIXED USE PROJECT- REGENCY TOWER

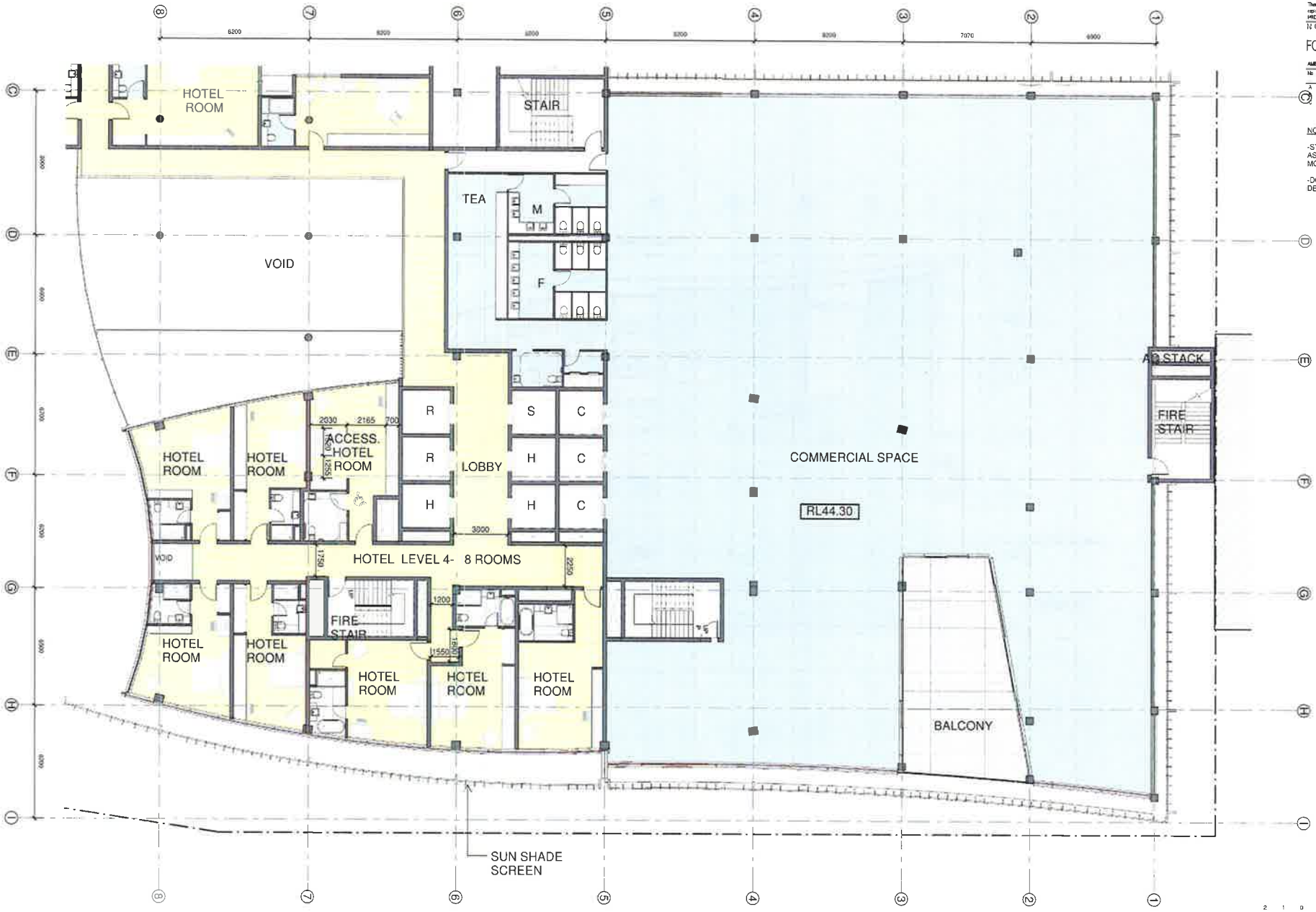
REGENT ST, WOLLONGONG

HOTEL/ COMMERCIAL- LEVEL 4- 18 ROOMS

REGENT STREET DEVELOPMENTS P/L. 013-014

DA17-C

PRD ARCHITECTS



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AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.30	DG/SH
1	DRP REVISION	01.07.14	SH/DG
2	DA Amended Issue	12.08.14	SH

NOTE:

-STAIRS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

-DOORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

1:100 @ A1 1:200 @ A3

13/08/2014 12:12:33 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

HOTEL / COMMERCIAL LEVELS 4 - 6- FRONT OF HOUSE

REGENT STREET DEVELOPMENTS P/L. 013-014

DA18-C

PRD ARCHITECTS

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.13	DC/SH
B	DRP REVISION	03.07.14	SH/DC
C	DA Amended Issue	13.08.14	SH

NOTE:

-STAIRS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

-DOORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

1:100 @ A1 1:200 @ A3

13/08/2014 12:12:37 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

HOTEL/ COMMERCIAL LEVEL 4 - BACK OF HOUSE

REGENT STREET DEVELOPMENTS P/L. 013-014

DA19-C

PRD ARCHITECTS

NOT FOR CONSTRUCTION

FOR DA APPROVAL

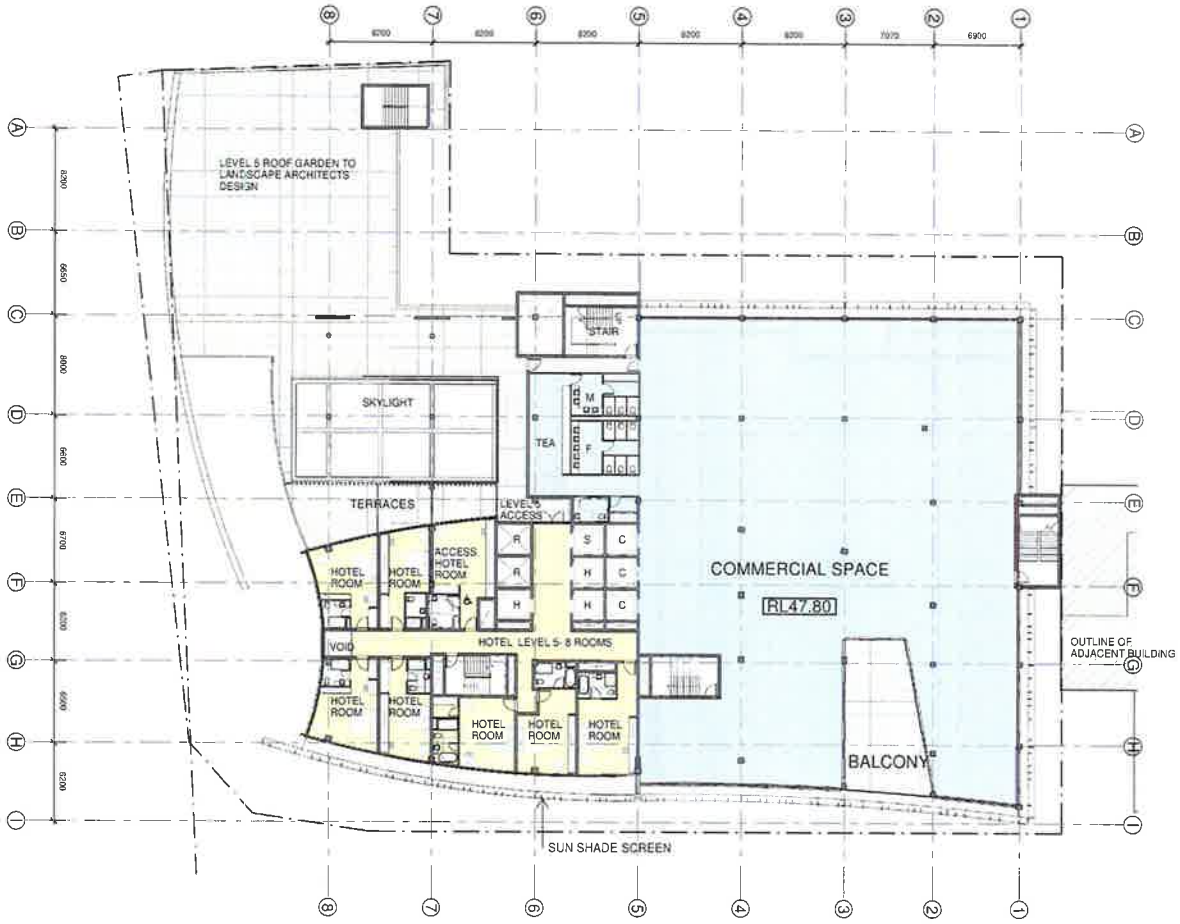
AMENDMENTS

No	Revision Description	Date	By
A	DA ISSUE	22.11.13	DOSH
B	DRP REVISION	01.07.14	SHEK
C	DA Amended Issue	13.08.14	SH

NOTE:

-STAIRS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

-DOORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY



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13/08/2014 12:12:43 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

HOTEL/ COMMERCIAL LEVEL 5 , 8 ROOMS

REGENT STREET DEVELOPMENTS P/L. 013-014

DA20-C

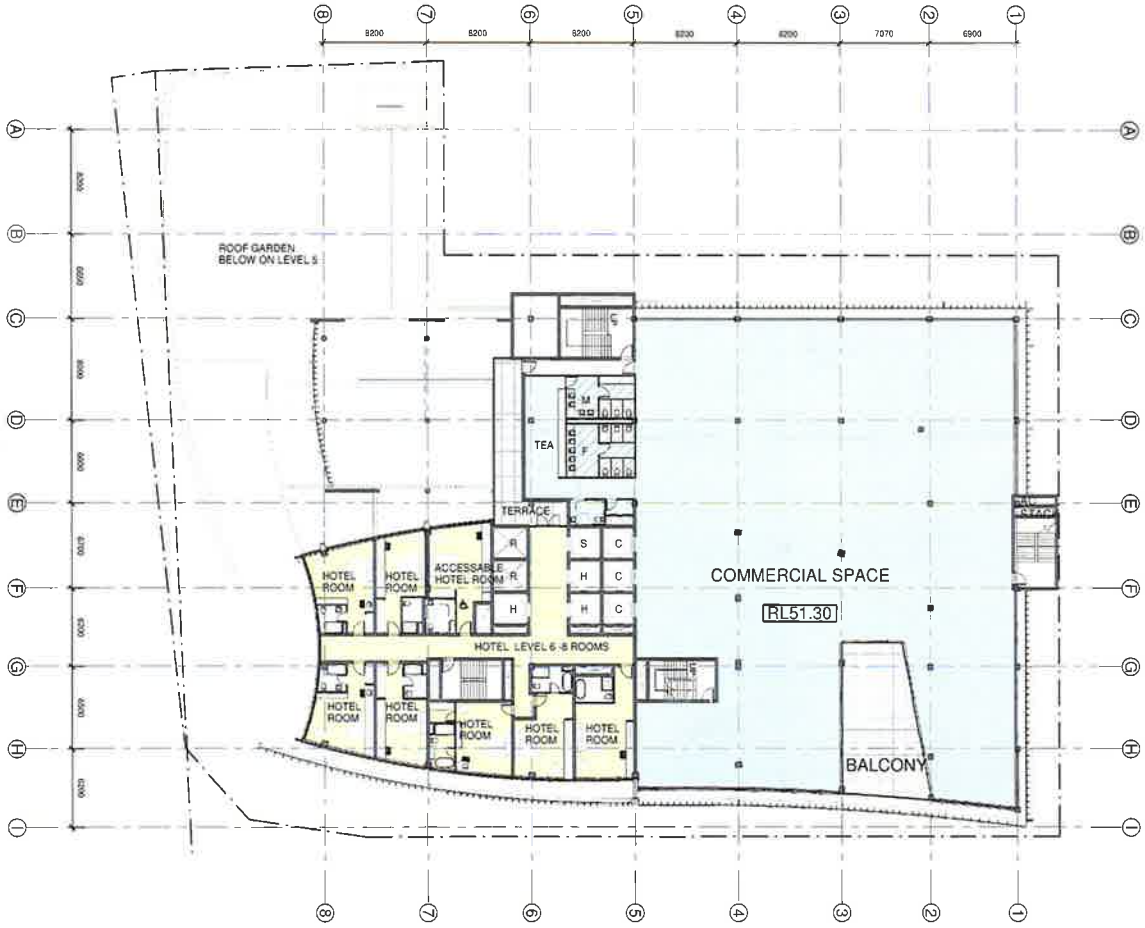
PRD ARCHITECTS

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DRP REVISION	01.07.14	SH/DC
B	DA Amended Issue	13.08.14	SH



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13/08/2014 12:12:49 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

HOTEL/ COMMERCIAL LEVEL 6, 8 ROOMS

REGENT STREET DEVELOPMENTS P/L. 013-014

DA21-C

PRD ARCHITECTS
Level 2, 72 Market Street, Wollongong NSW 2500
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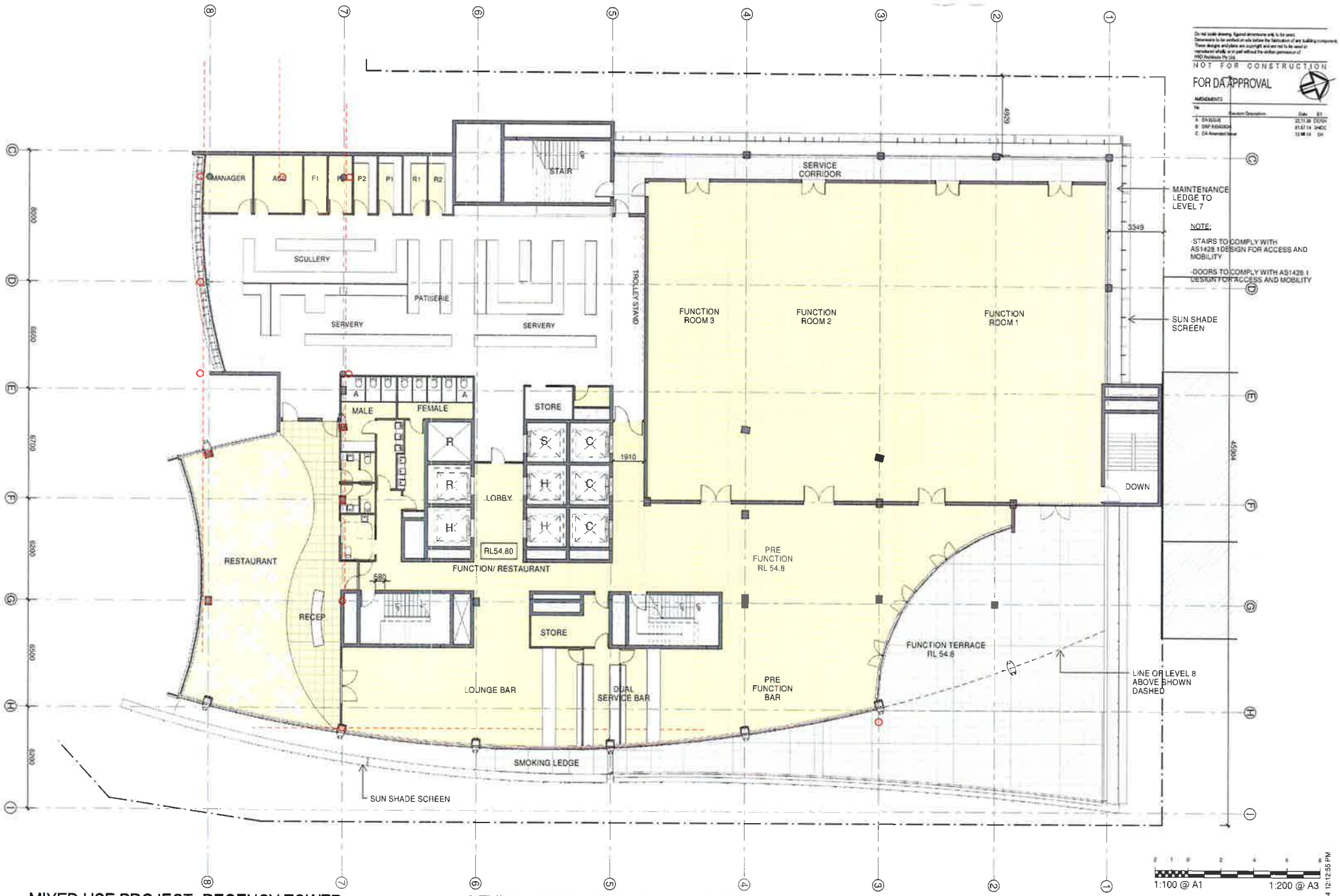
Email office@prdarchitects.com



MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

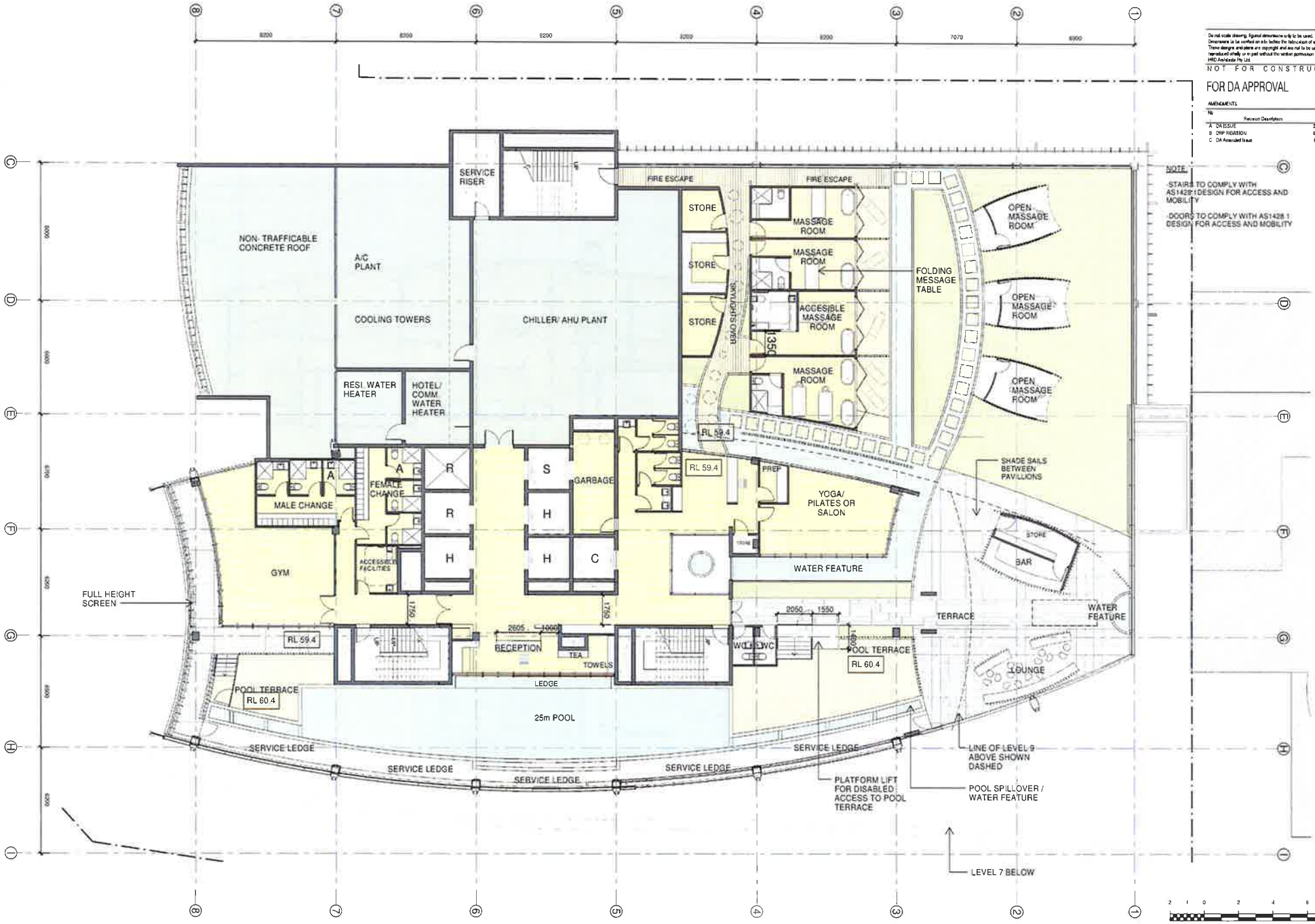
LEVEL 7- FUNCTION/ RESTAURANT

REGENT STREET DEVELOPMENTS P/L 013-014

DA22-C

PRD ARCHITECTS

13/08/2014 12:12:55 PM



MIXED USE PROJECT- REGENCY TOWER

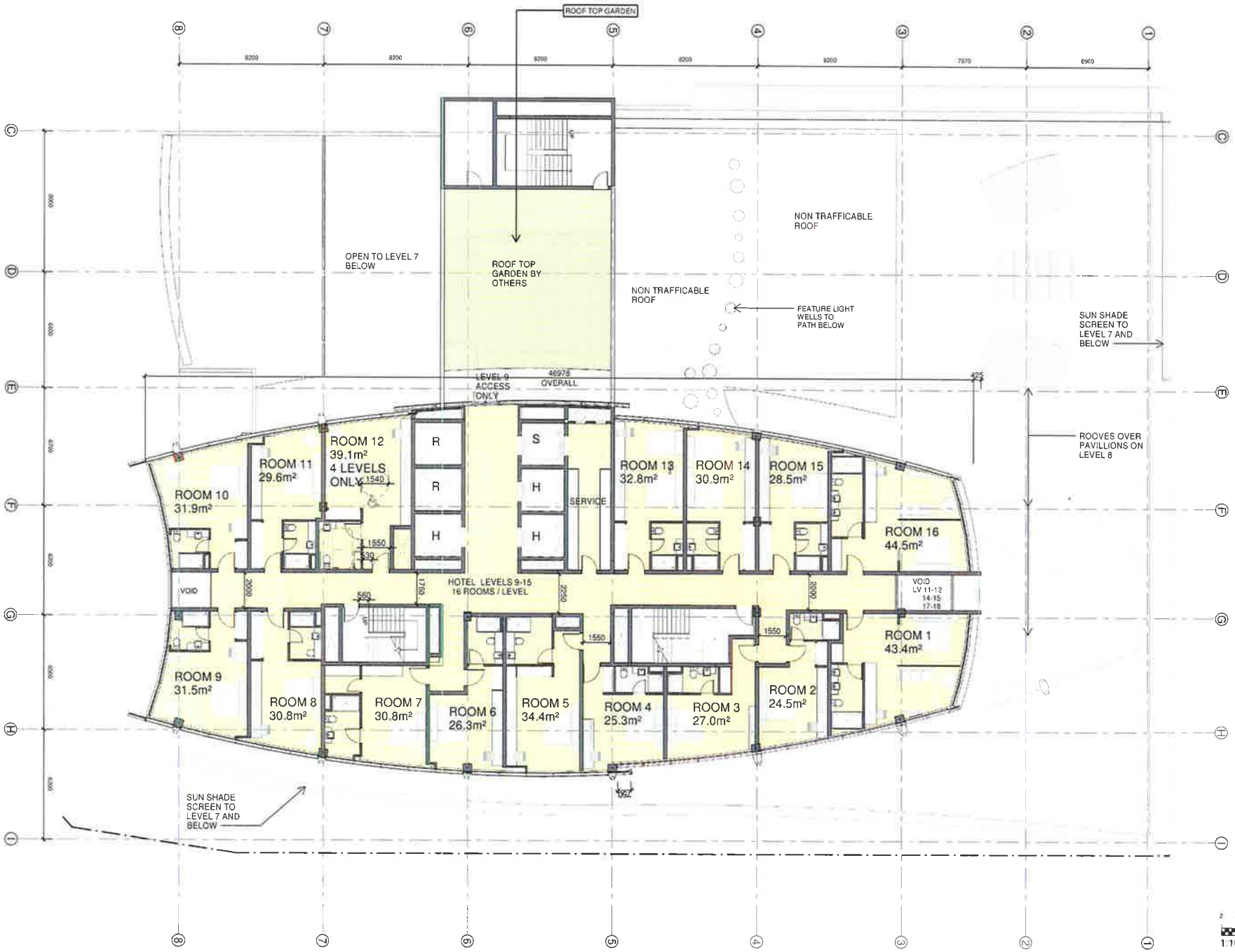
REGENT ST, WOLLONGONG

LEVEL 8- RECREATION

REGENT STREET DEVELOPMENTS P/L. 013-014

DA23-C

PRD ARCHITECTS



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AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	25.11.20	DOSH
B	DRP REVISION	21.07.14	[illegible]
C	DA Amended Issue	12.08.14	SH

NOTE:

-STAIRS TO COMPLY WITH AS1428 1DESIGN FOR ACCESS AND MOBILITY

-DOORS TO COMPLY WITH AS1428 1 DESIGN FOR ACCESS AND MOBILITY

1:100 @ A1 1:200 @ A3

13/08/2014 12:13:09 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

HOTEL LEVELS 9-15, 16 ROOMS / LEVEL- 112 TOTAL

REGENT STREET DEVELOPMENTS P/L. 013-014

DA24-C

PRD ARCHITECTS
Level 2, 22 Market Street, Wollongong NSW 2500
Phone (02) 4226-3688 Facsimile (02) 4226-1145
Email [illegible]

NOT FOR CONSTRUCTION

FOR DA APPROVAL

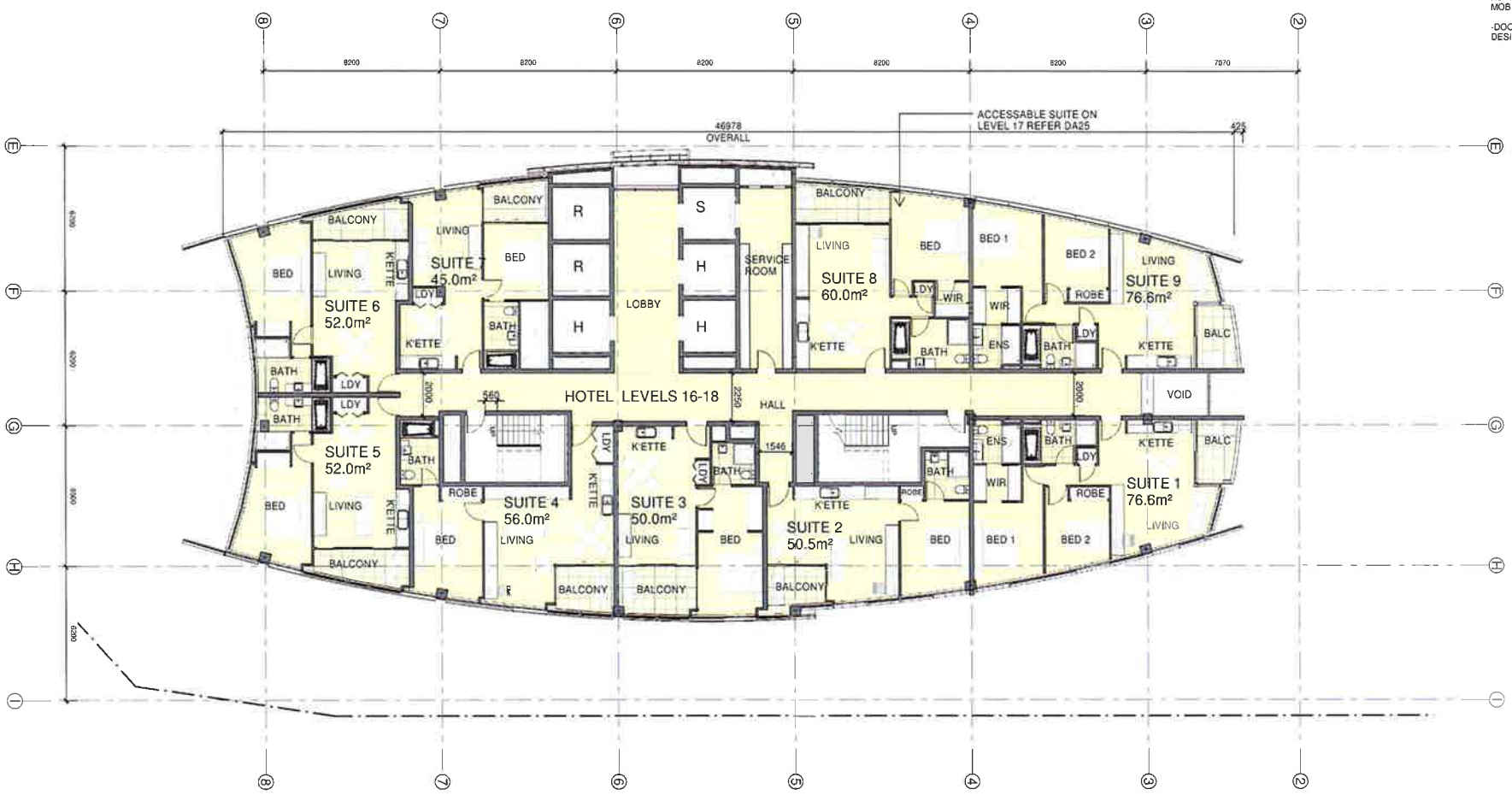
AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.13	DC/SH
B	DAP ADVISION	07.07.14	SH/DC
C	DA Amended Issue	13.08.14	SH

NOTE:

-STAIRS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

-DOORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY



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13/08/2014 12:13:14 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

HOTEL LEVELS 16-18, 9 SUITES / LEVEL - TOTAL 27

REGENT STREET DEVELOPMENTS P/L. 013-014

DA25-C

PRD ARCHITECTS

NOT FOR CONSTRUCTION

FOR DA APPROVAL

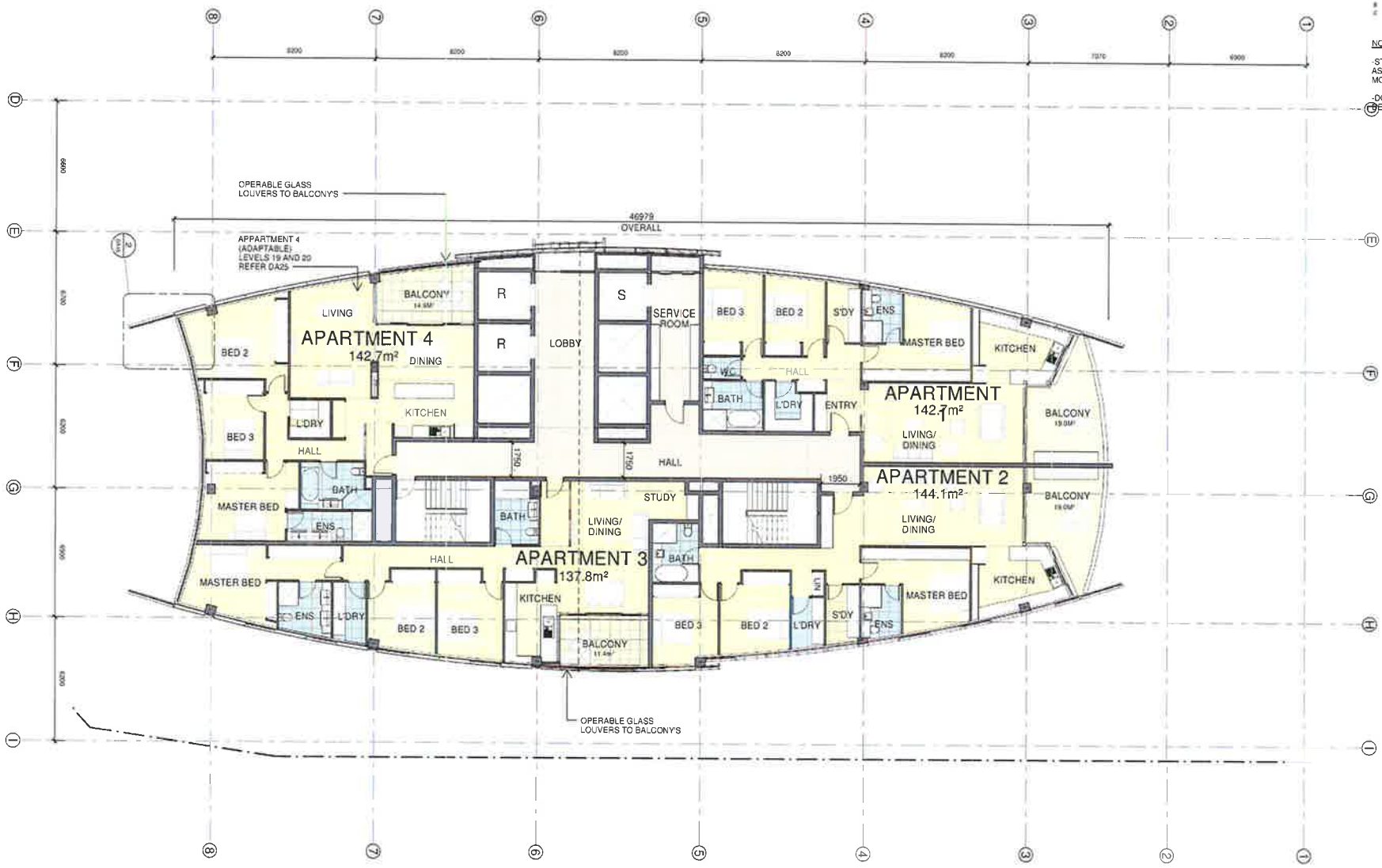
AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.30	DD/SH
B	DRP REVISION	01.07.14	SH/DD
C	DA Amended Issue	13.06.14	SH

NOTE:

-STAIRS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

-DOORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY



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13/06/2014 12:13:19 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

RESIDENTIAL LEVELS 19-23

REGENT STREET DEVELOPMENTS P/L. 013-014

DA26-C

PRD ARCHITECTS

NOT FOR CONSTRUCTION

FOR DA APPROVAL

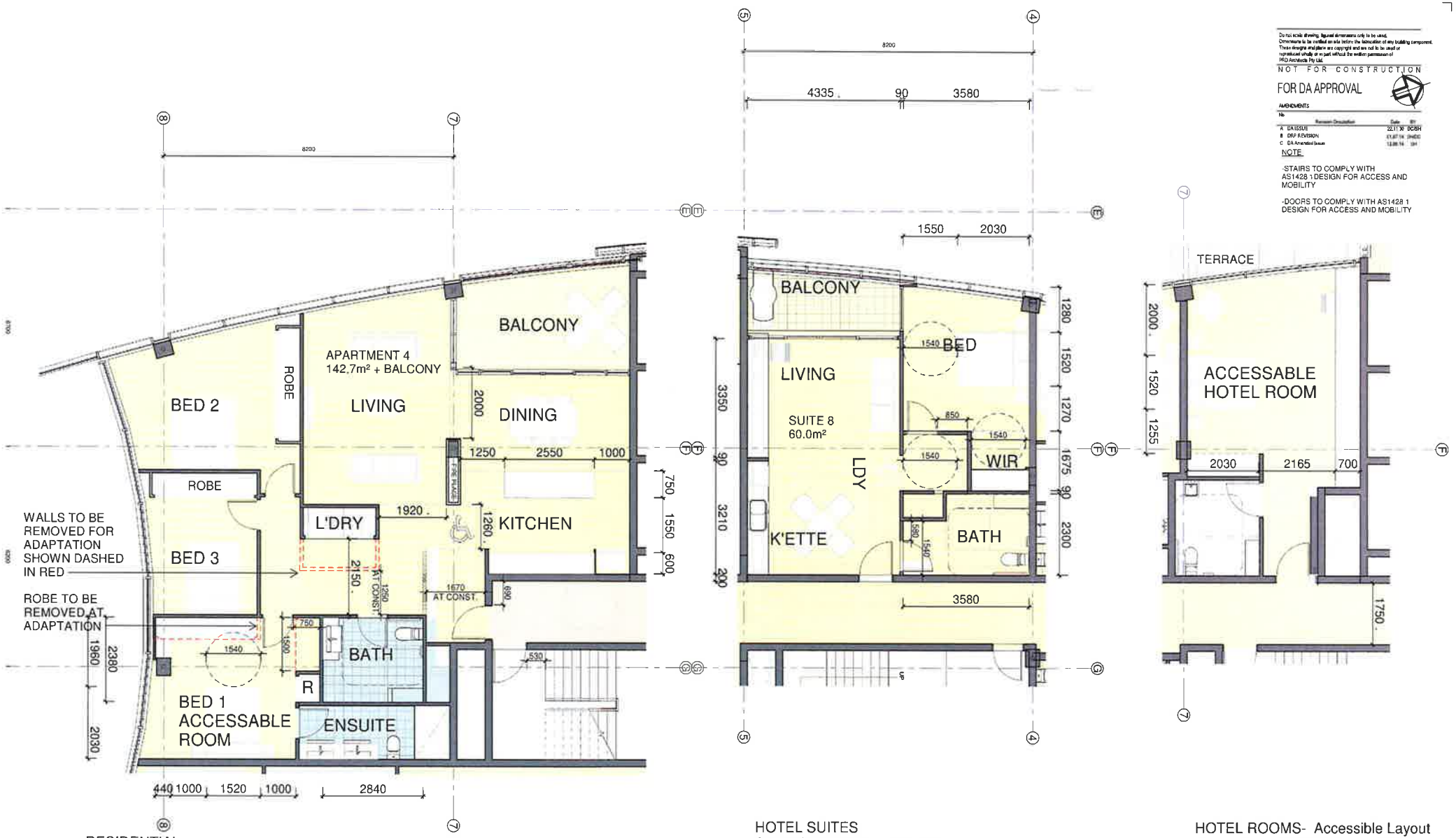
AMENDMENTS

No	Revision Description	Date	By
A	DA ISSUE	22.11.13	DC/SH
B	DEP REVISION	01.07.14	DH/DC
C	DA Amended Issue	13.08.14	DH

NOTE

-STAIRS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

-DOORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY



1 RESIDENTIAL
Adaptable Layout Apartment 4 (LEVELS 19,20,21)
1:50@A1, 1:100@A3

2 HOTEL SUITES
Accessible Layout (Level 17)
1:50@A1, 1:100@A3

2 HOTEL ROOMS- Accessible Layout
Room 8 (Levels 3-6), Room 12 (Levels 9-12) T
1:50@A1, 1:100@A3

10 0 10 20 30 40
1:500 @ A1 1:1000 @ A3

13/08/2014 12:13:25 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

ACCESSIBLE LAYOUTS

REGENT STREET DEVELOPMENTS P/L. 013-014

DA27-C

PRD ARCHITECTS
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Email office@prdarchitects.com

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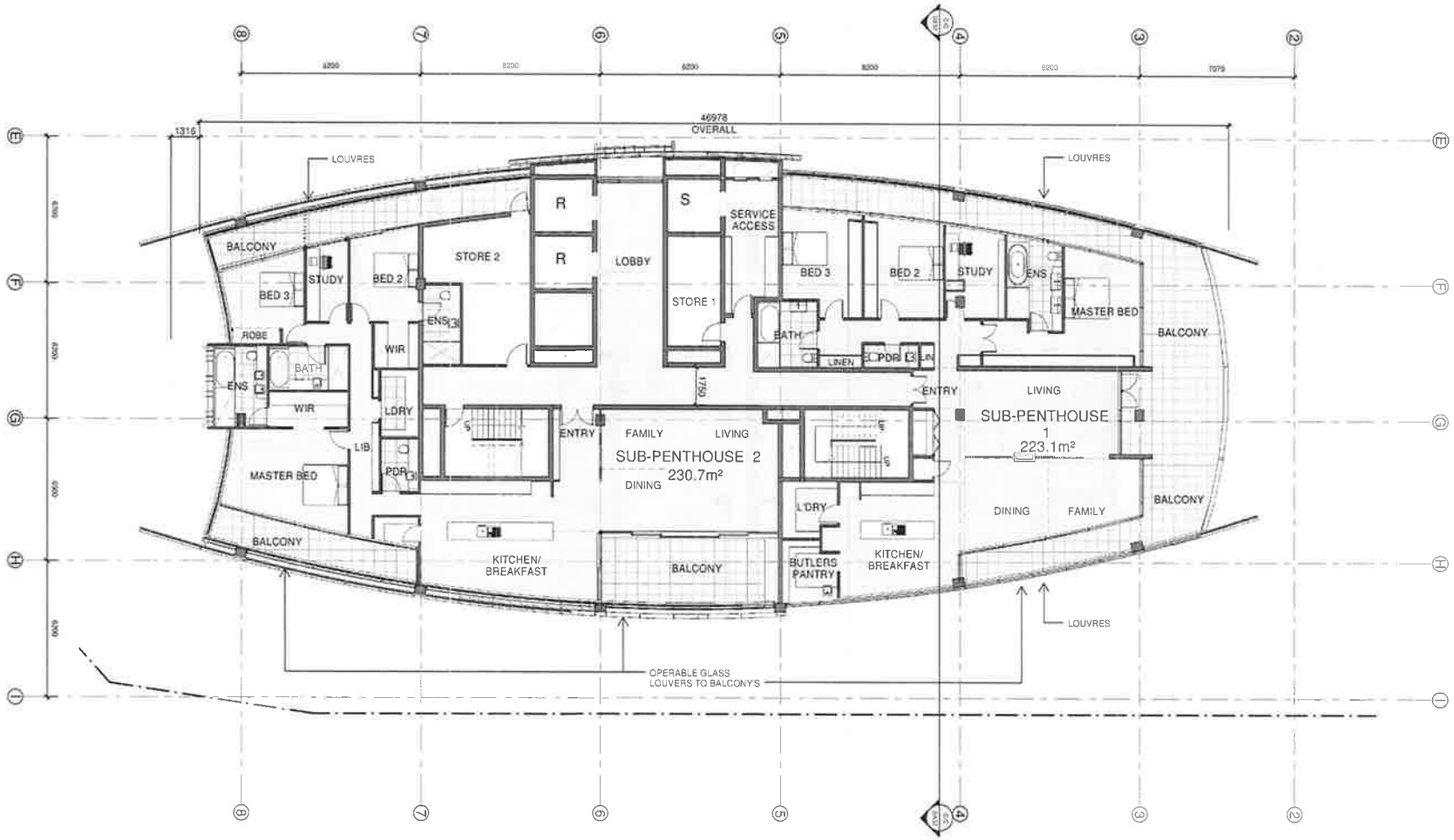
FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	By
A	DA ISSUE	01.11.26	DDSH
B	DRP REVISION	01.07.14	SHDC
C	DA Amended Issue	13.08.14	SH



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13/08/2014 12:13:31 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

RESIDENTIAL SUB PENTHOUSE

REGENT STREET DEVELOPMENTS P/L. 013-014

DA28-C

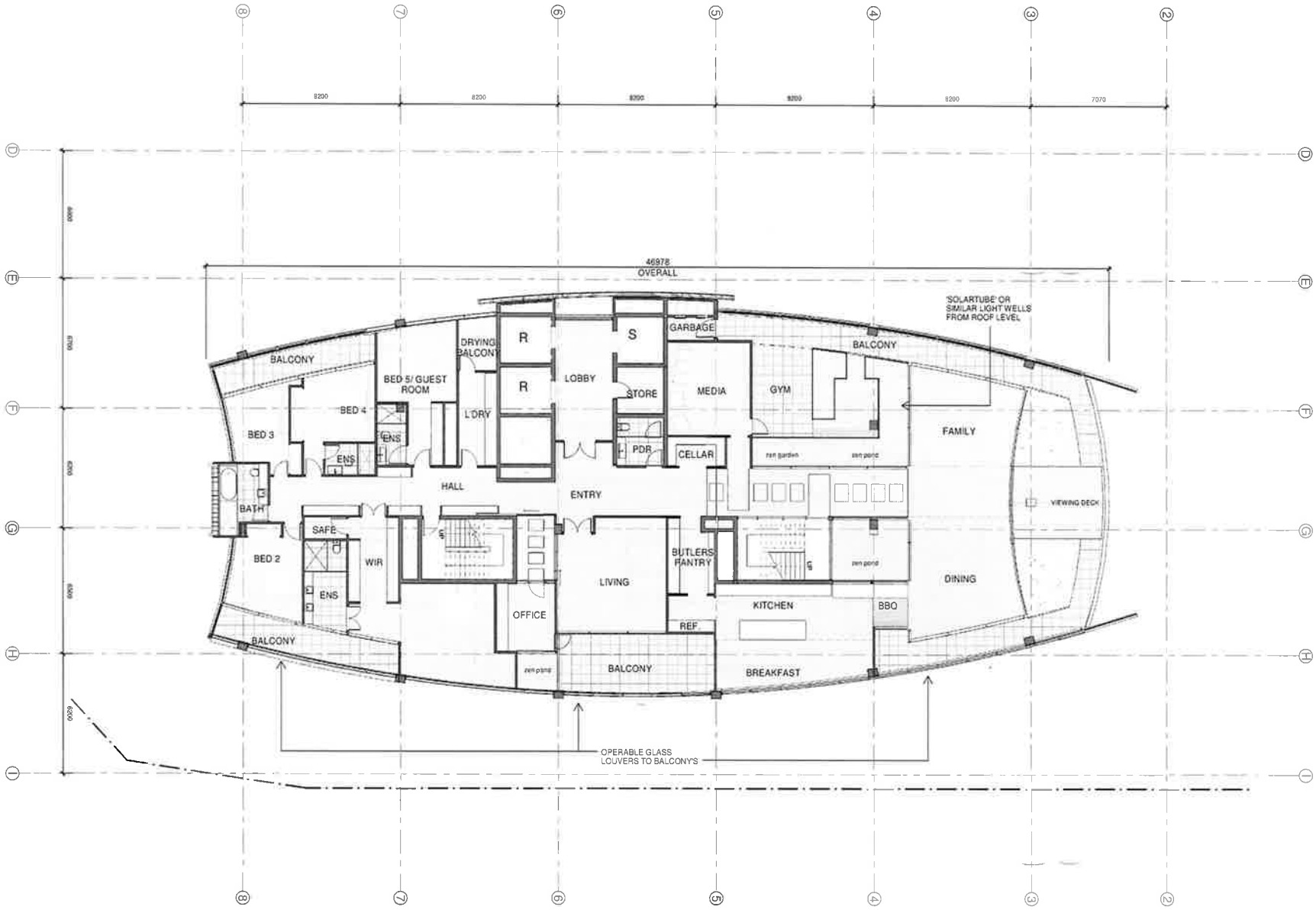
PRD ARCHITECTS

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.13	DOSH
B	DRP REVISION	07.07.14	SHOC
C	DA Amended Issue	13.08.14	SH



2 1 0 2 4 6 8

1:100 @ A1 1:200 @ A3

13/08/2014 12:13:35 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

PENTHOUSE

REGENT STREET DEVELOPMENTS P/L. 013-014

DA29-C

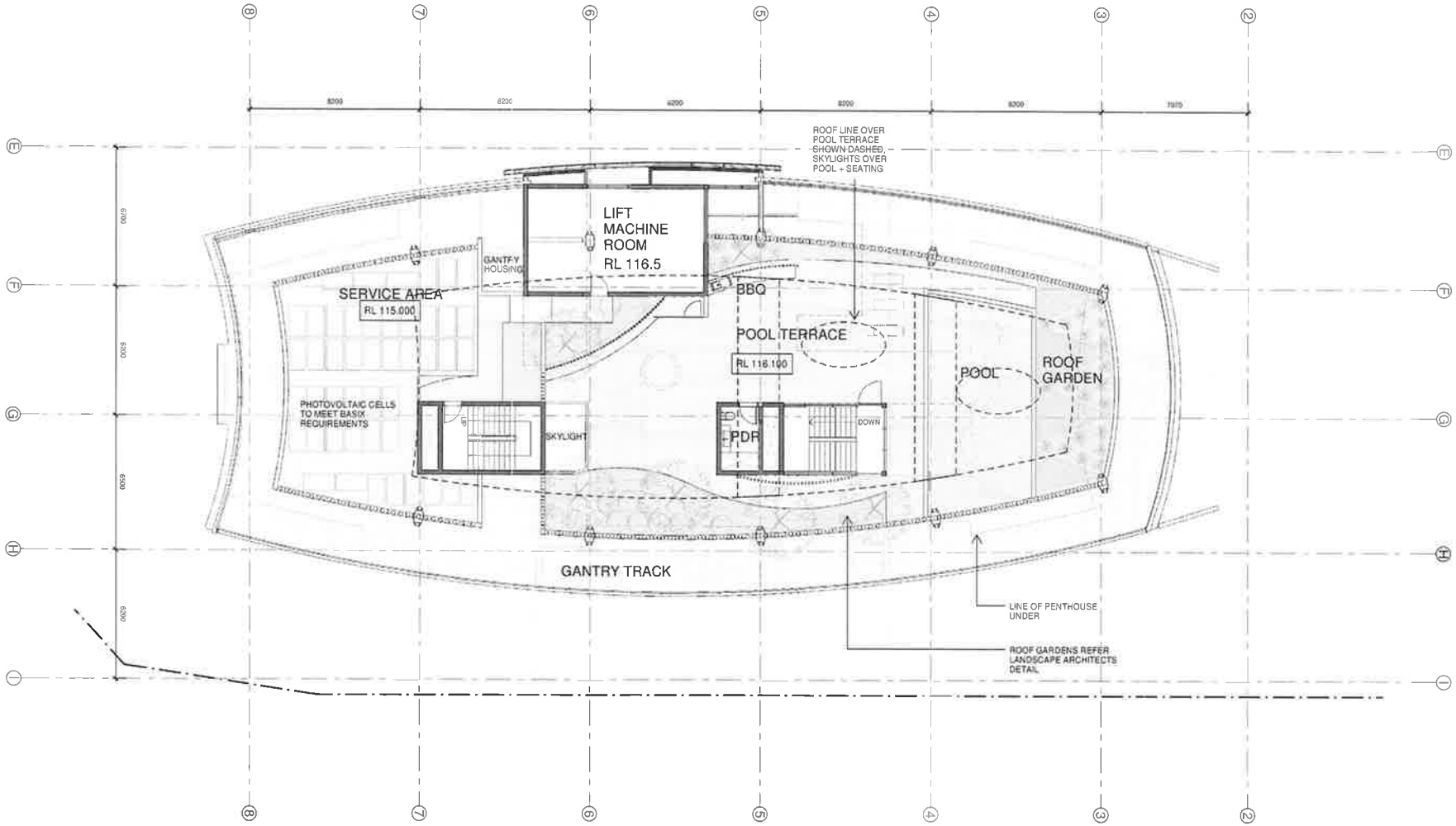
PRD ARCHITECTS

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Amendment Description	Date	BY
A	DA ISSUE	22.01.14	CCS
B	DRP REVISION	01.07.14	SHDC
C	DA Amended Issue	13.08.14	SH



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19/08/2014 12:13:44 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

ROOF

REGENT STREET DEVELOPMENTS P/L. 013-014

DA30-C

PRD ARCHITECTS
Level 2, 73 Market Street, Wollongong NSW 2500
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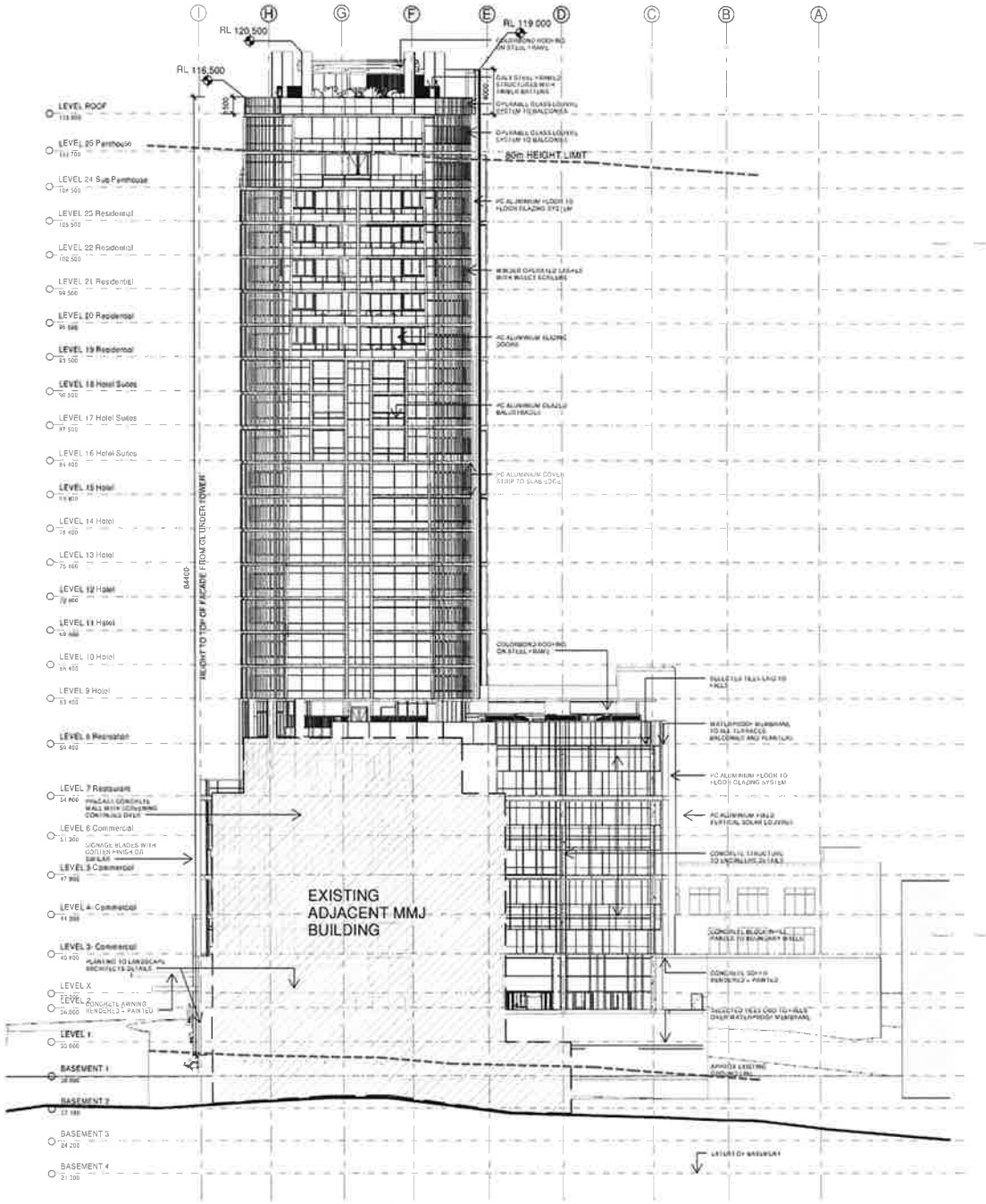
Email office@prdarchitects.com



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AMENDMENTS

No	Revised Description	Date	By
A	DA ISSUE	22.11.39	CC/SH
B	DRP REVISION	01.07.14	SH/CC
C	DA Amended Issue	12.08.14	SH
D	DA Additional Height Info Requested WCC	07.10.14	SH

4 0 4 8 12 16

1:200 @ A1 1:400 @ A3

7/10/2014 12:02:16 PM

MIXED USE PROJECT- REGENCY TOWER

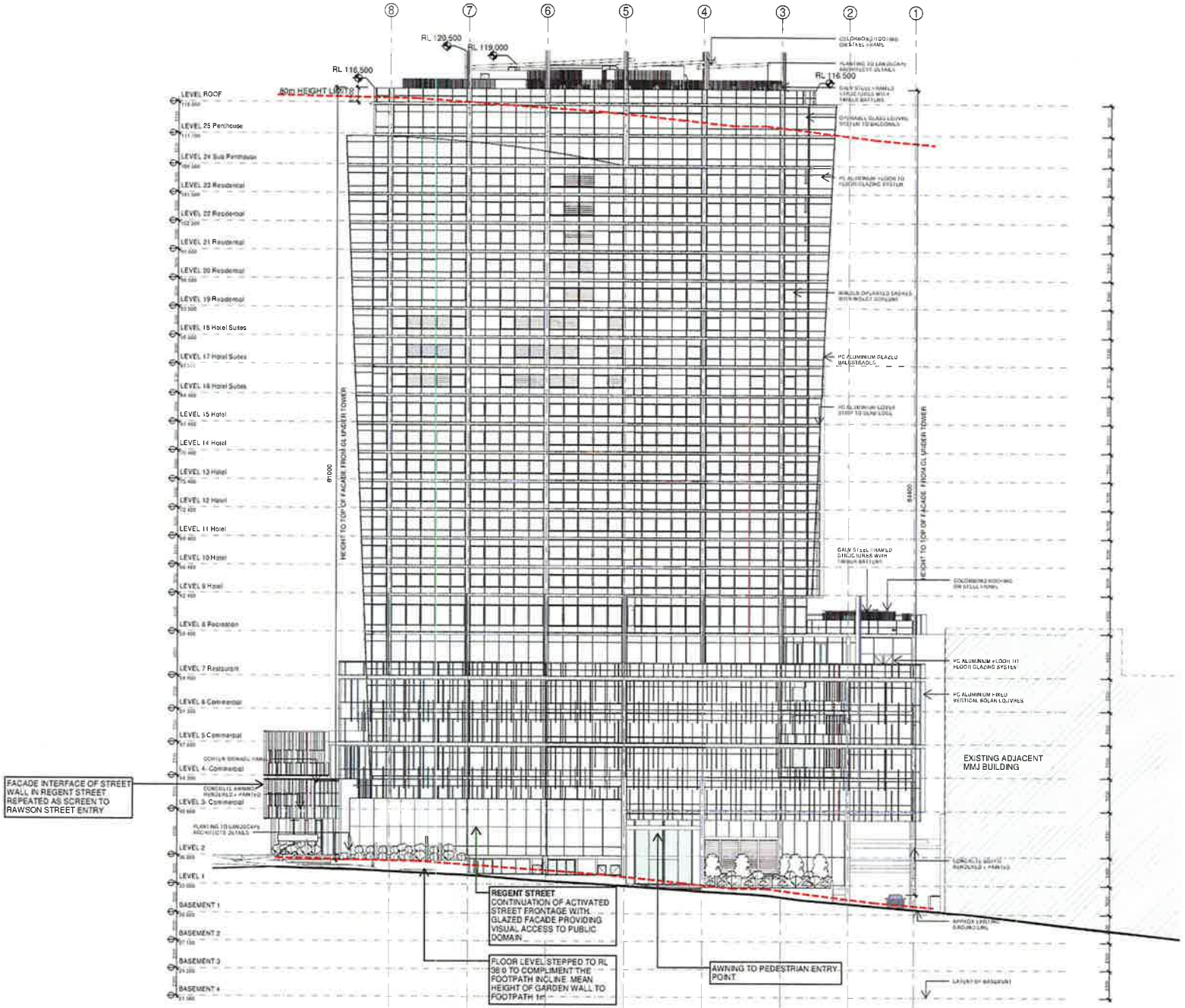
REGENT ST, WOLLONGONG

NORTH

REGENT STREET DEVELOPMENTS P/L. 013-014

DA31-D

PRD ARCHITECTS
Level 4, 73 Market Street, Wollongong NSW 2500
Phone (02) 4228 7644 Facsimile (02) 4226 1147
Email



NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No.	Revision Description	Date	BY
A	DA ISSUE	22.11.30	DO/SH
B	DRP REVISION	01.07.14	SH/DO
C	DA Amended Issue	12.08.14	SH
D	DA Additional Height Info Requested WCC	07.10.14	SH

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

EAST

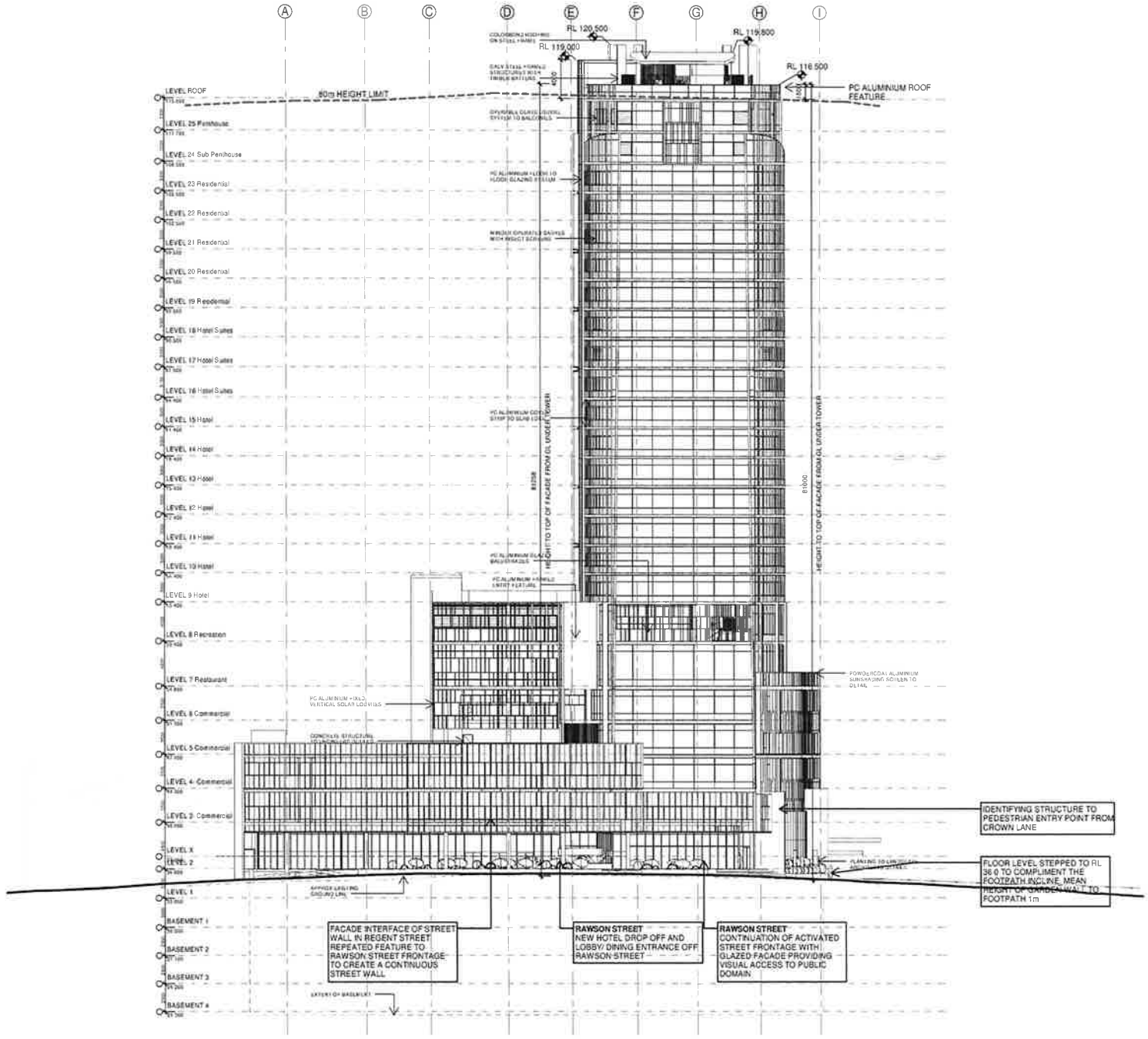
REGENT STREET DEVELOPMENTS P/L. 013-014

DA32-D

1:200 @ A1 1:400 @ A3

7/10/2014 12:02:28 PM

PRD ARCHITECTS



NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.26	DC/SH
B	DRP REVISION	01.07.14	SH/DC
C	DA Amended Issue	13.08.14	SH
D	DA Additional Height in Requested WCC	07.10.14	SH

1:200 @ A1 1:400 @ A3

7/10/2014 12:02:40 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

SOUTH

REGENT STREET DEVELOPMENTS P/L. 013-014

DA33-D

PRD ARCHITECTS
Level 2, 73 Market Street, Wollongong NSW 2500
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Email

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FOR DA APPROVAL

AMENDMENTS

No.	Revision Description	Date	BY
A	DA ISSUE	28.11.30	DO/SH
B	DRP REVISION	01.07.14	SH/DC
C	DA Amended Issue	13.08.14	SH
D	DA Additional Height Info Requested WCC	07.10.14	SH

1:200 @ A1 1:400 @ A3

7/10/2014 12:02:52 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

WEST

REGENT STREET DEVELOPMENTS P/L. 013-014

DA34-D

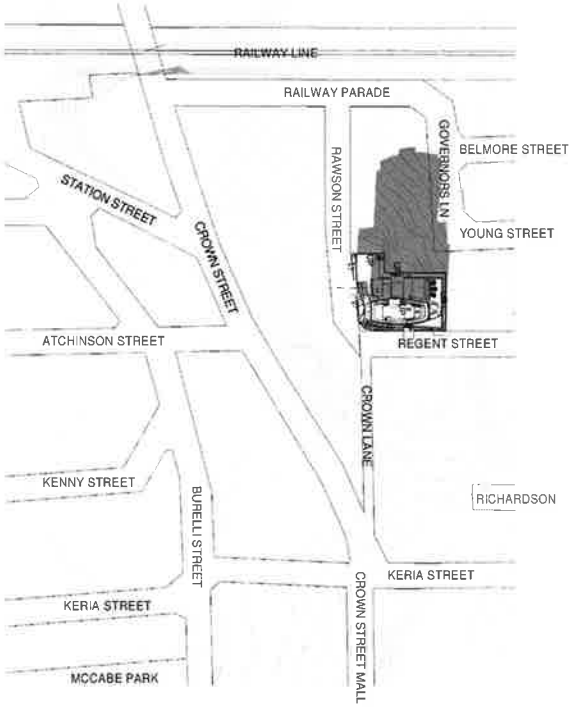
PRD ARCHITECTS
Level 2, 73 Market Street Wollongong NSW 2500
Phone (02) 4226 3866 Facsimile (02) 4226 1165
Email office@prdarchitects.com

NOT FOR CONSTRUCTION

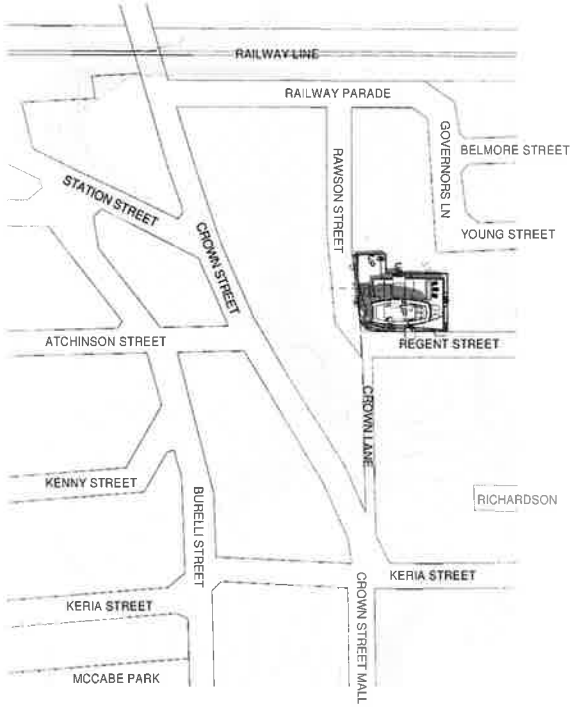
FOR DA APPROVAL

AMENDMENTS

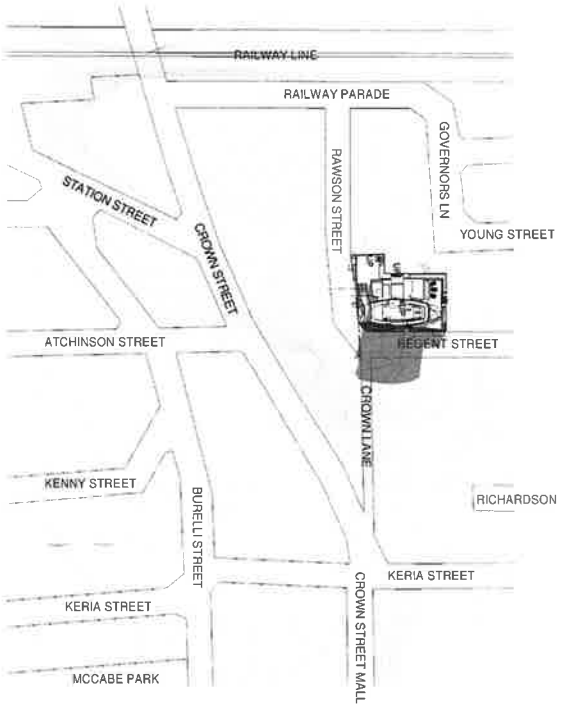
No	Revision Description	Date	BY
A	DA ISSUE	22.11.13	DC/SH
B	DRP REVISION	01.07.14	SH/DC
C	DA Amended Issue	12.08.14	SH



SHADOW DIAGRAM Dec 21st
9 am



SHADOW DIAGRAM Dec 21st
12 noon



SHADOW DIAGRAM Dec 21st
3pm

MIXED USE PROJECT- REGENCY TOWER
REGENT ST, WOLLONGONG

SHADOW DIAGRAMS SUMMER

REGENT STREET DEVELOPMENTS P/L. 013-014

DA38-C

PRD ARCHITECTS
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13/08/2014 12:16:23 PM

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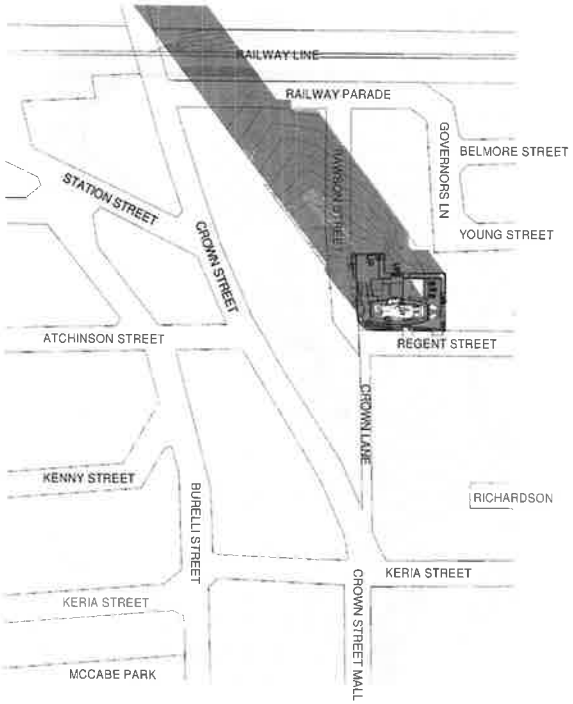
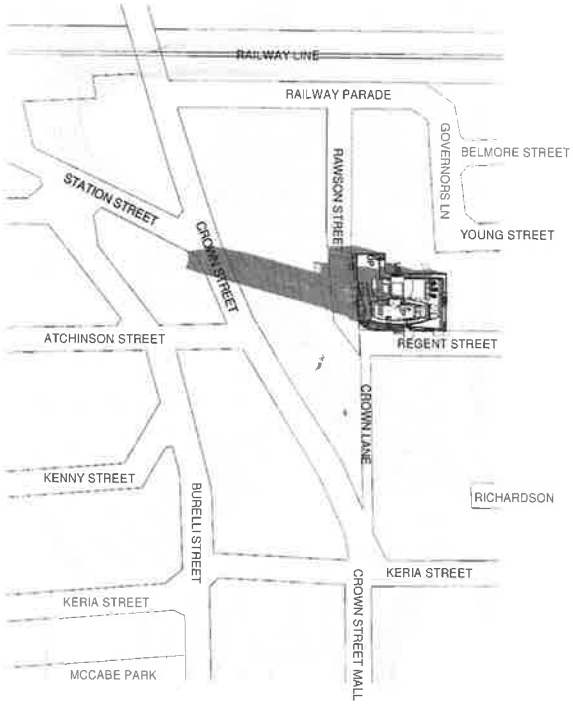
FOR DA APPROVAL

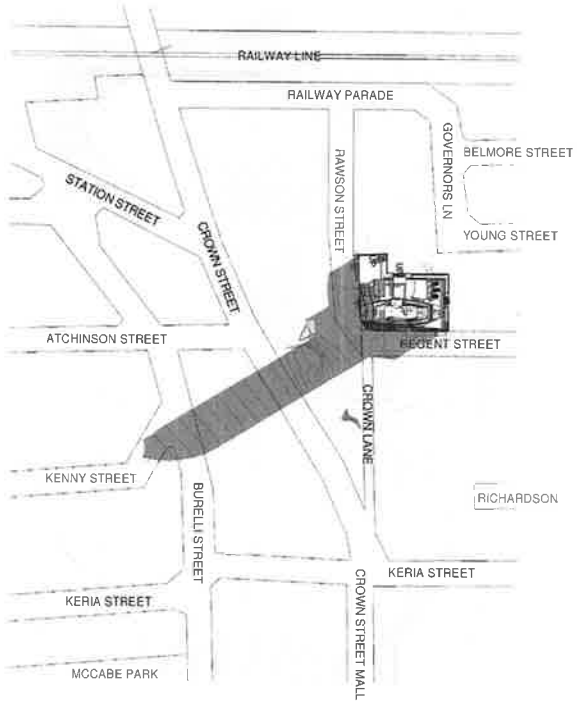
No.	Revision Description	Date	BY
A	DA ISSUE	13.11.30	DO/SH
B	DRP REVISION	01.07.14	SH/DC
C	DA Amended Issue	13.08.14	SH



SHADOW DIAGRAM June 21st
9 am



SHADOW DIAGRAM June 21st
12 noon



SHADOW DIAGRAM June 21st
3 pm

MIXED USE PROJECT- REGENCY TOWER
REGENT ST, WOLLONGONG

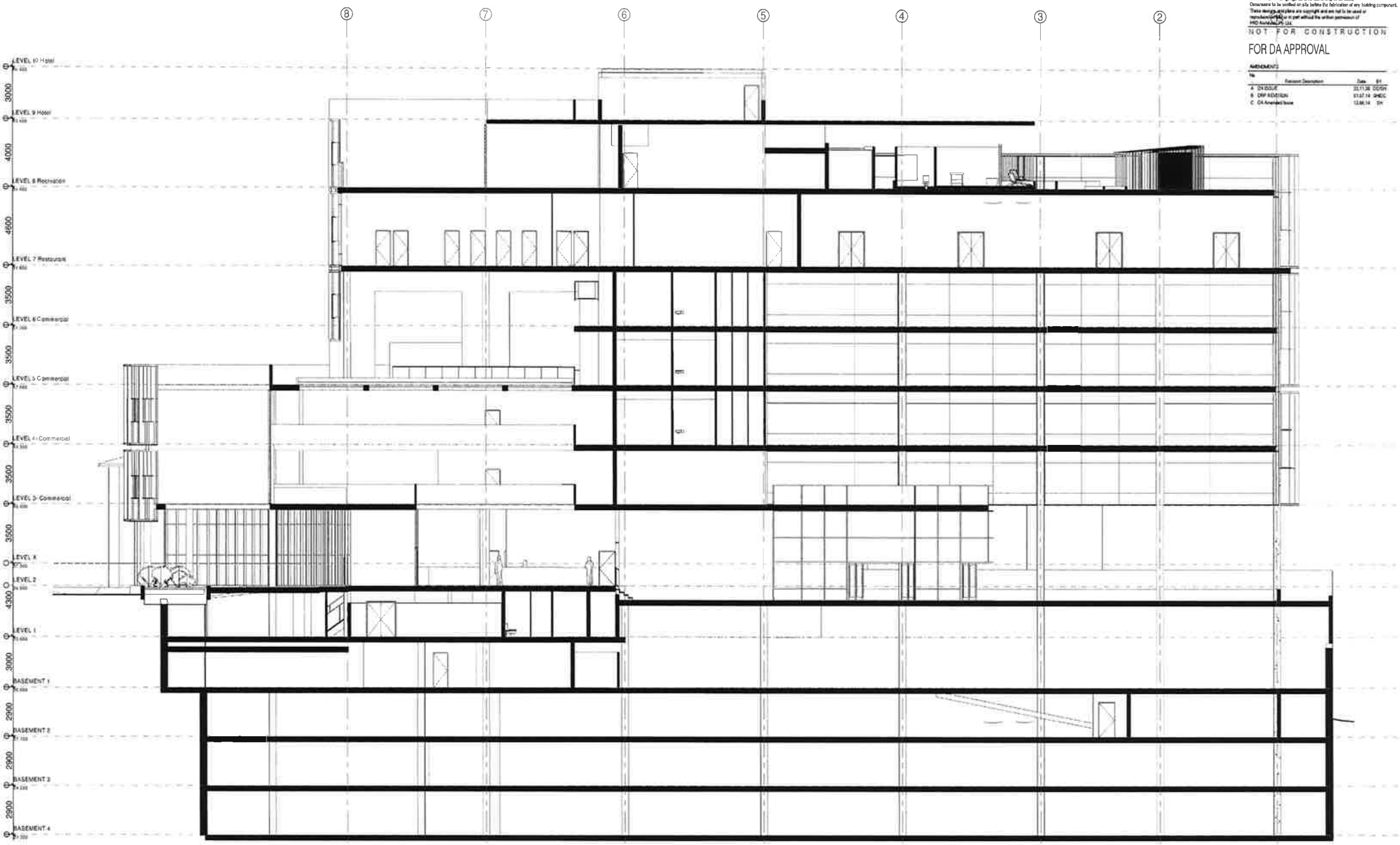
SHADOW DIAGRAMS WINTER

REGENT STREET DEVELOPMENTS P/L. 013-014

DA39-C

PRD ARCHITECTS

13/08/2014 12:17:26 PM



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AMENDMENTS

No.	Revision Description	Date	BY
A	DA ISSUE	22.11.38	DD/SH
B	DRP REVISION	03.07.14	SH/DC
C	DA Amended Issue	13.08.14	SH

1:100 @ A1 1:200 @ A3

13/08/2014 12:15:01 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

SECTION A-A

REGENT STREET DEVELOPMENTS P/L. 013-014

DA35-C

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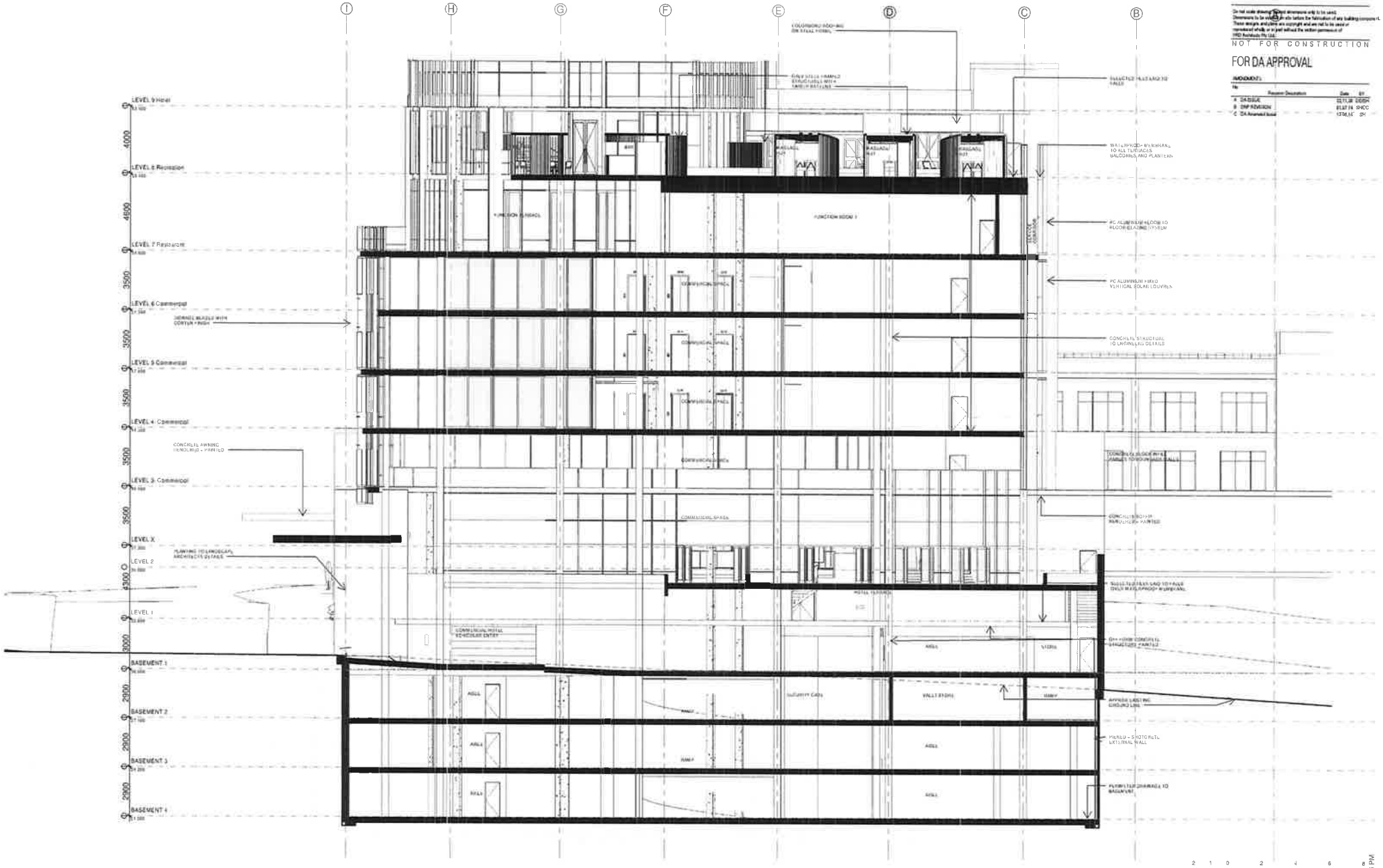

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

SECTION B-B

REGENT STREET DEVELOPMENTS P/L. 013-014

DA36-C

PRD ARCHITECTS
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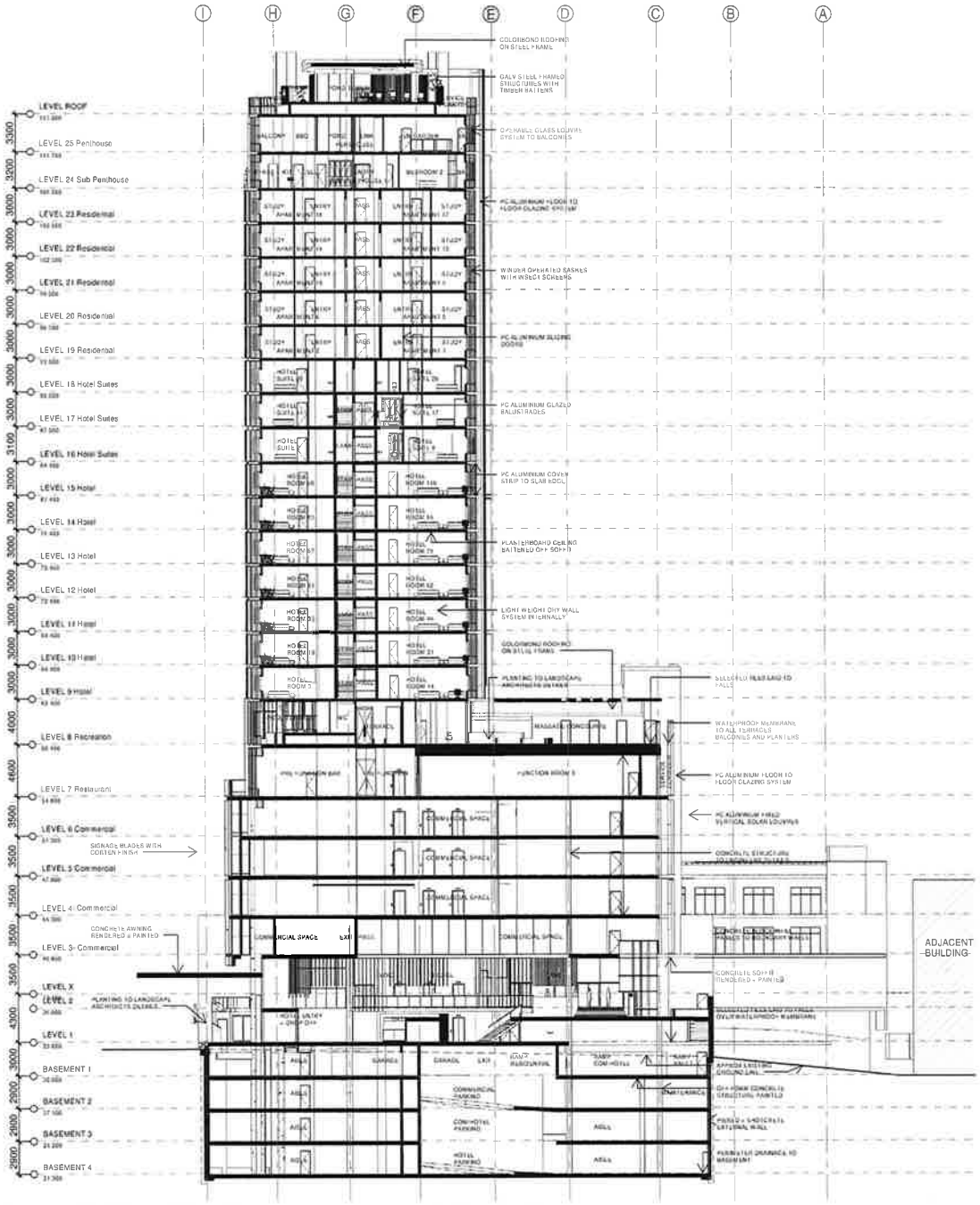

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AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.30	DC/CH
B	DRP REVISION	01.07.14	SN/DC
C	DA Amended Issue	12.08.14	SN

1:200 @ A1 1:400 @ A3

13/08/2014 12:15:32 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

SECTION C-C

REGENT STREET DEVELOPMENTS P/L. 013-014

DA37-C

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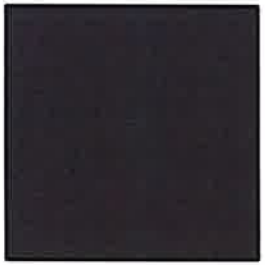
GREY TINTED LOW-E GLASS TO TOWER FACADE

LIGHT GREEN TINTED GLAZING TO TOWER COMMERCIAL LEVELS BEHIND SUN SHADING SCREEN

CORTEN STEEL FEATURE PANELS



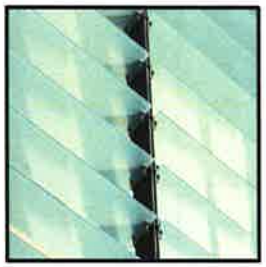
CHARCOAL GREY RENDER

ALUMINIUM MULLIONS

PRECAST CONRETE PANELS

EXTERNAL SUN SCREENING ALUMINIUM BLADES WITH INDICATED PATTERNED COLOURS OR SIMILAR

WHITE RENDER TO CONCRETE SOFFIT



GLASS LOUVRES TO MATCH TOWER GLAZING TO BALCONIES

VERTICAL TIMBER BATTEN SCREENING OR SIMILAR

GLAZED BALUSTRADES AS INDINCATED

SANDSTONE TILE FINISH OR SIMILAR TO PLANTER BEDS AND RETAINING WALLS

TIMBER DECKING TO POOL AREA'S AND TERRACES

LARGE FORMAT STONE TILES OR SIMILAR TO PUBLIC ENTRIES

NOT FOR CONSTRUCTION

FOR DA APPROVAL

	Revision Description	Date	BY
A	DA ISSUE	22.11.30	DCSH
B	DRP REVISION	01.07.14	SH/DC
C	DA Amended Issue	13.08.14	SH

NOTE:

ALSO REFER TO LANDSCAPE DOCUMENTATION FOR ADDITIONAL MATERAL SELECTIONS

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

FINSHES SCHEDULE

REGENT STREET DEVELOPMENTS P/L. 013-014

DA40-C

PRD ARCHITECTS
Level 2, 73 Market Street, Wollongong NSW 2500
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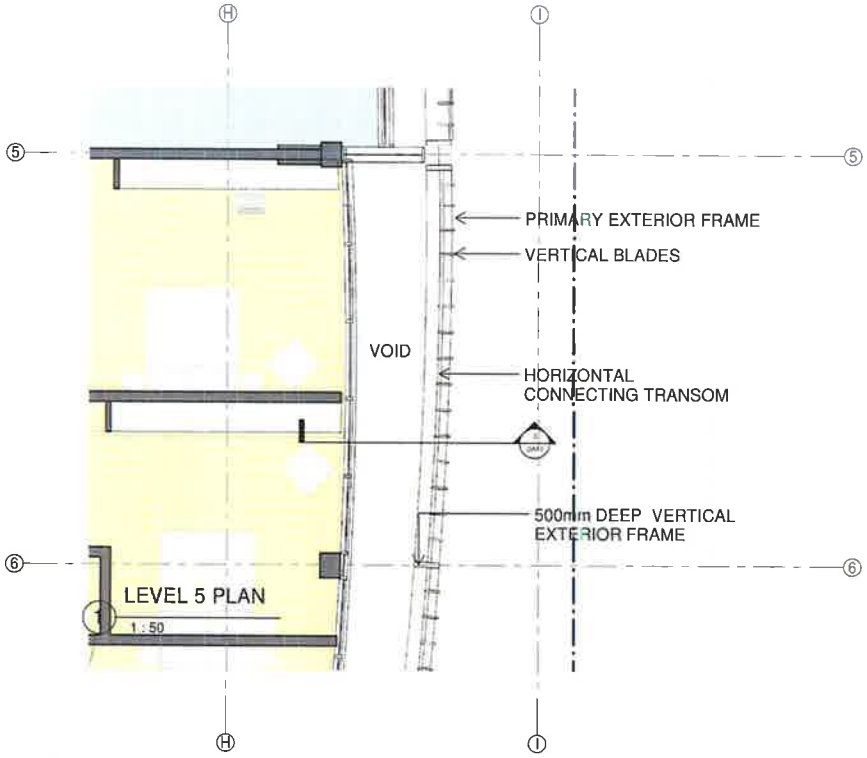
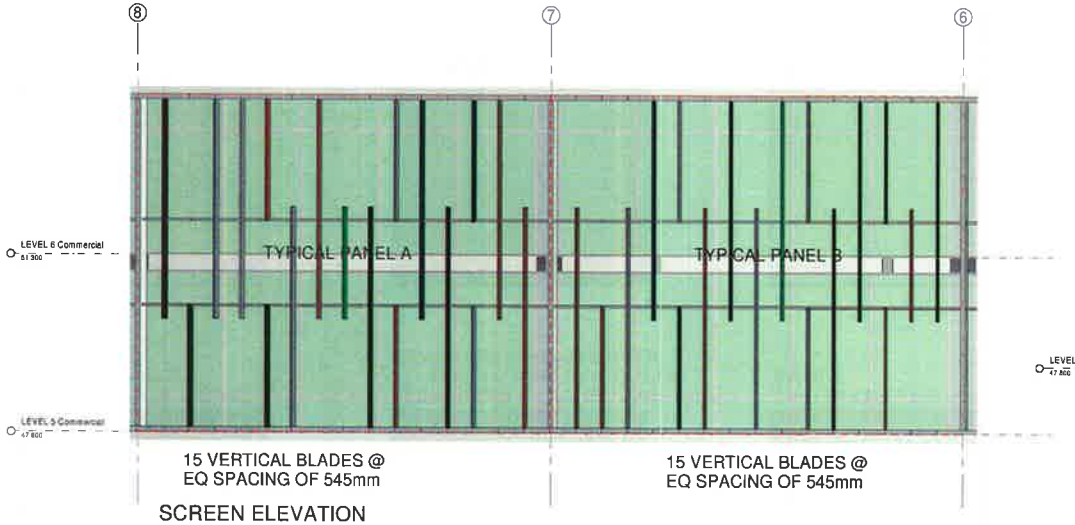
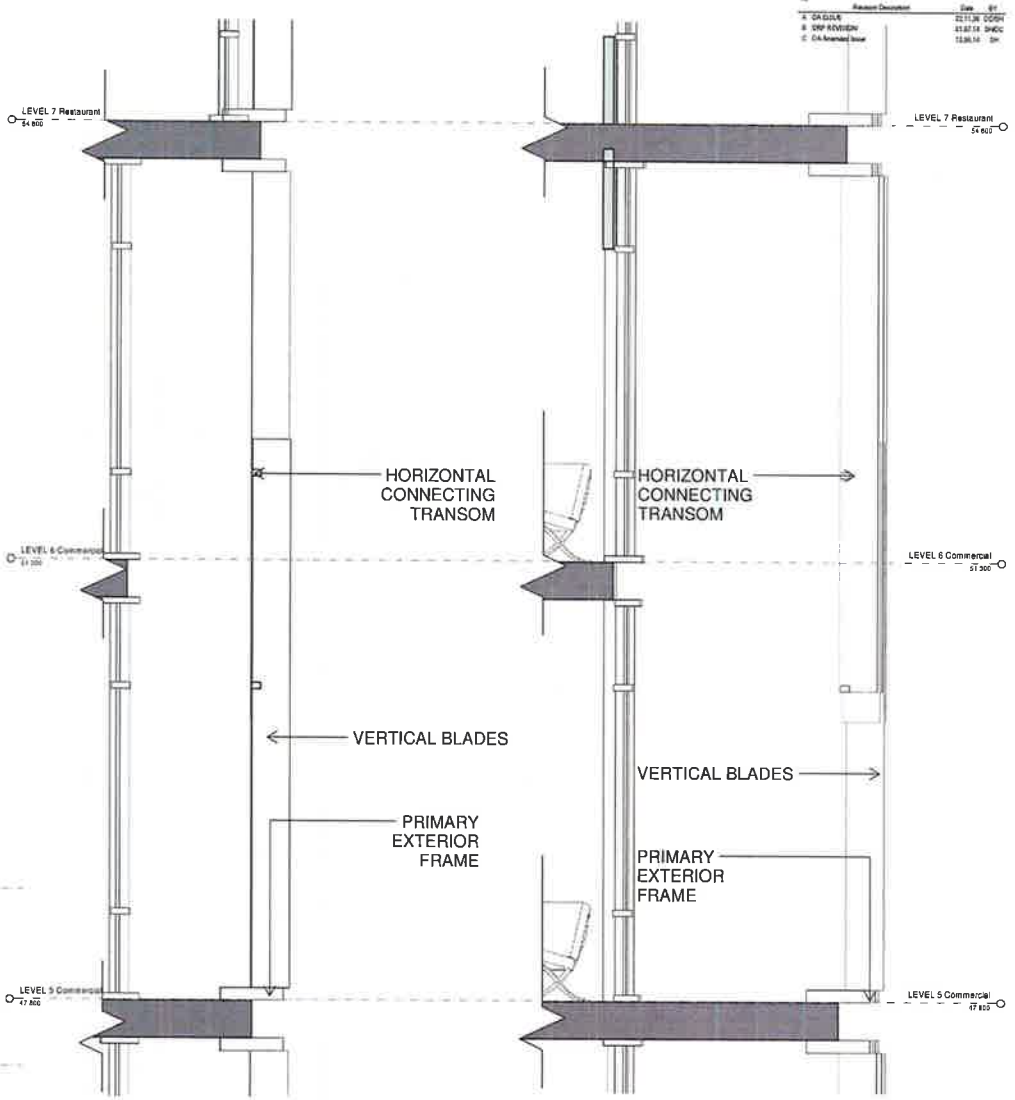
13/08/2014 12:17:32 PM





SCREEN ELEVATION DETAIL
1 : 50



PRIMARY SCREEN SECTION
1 : 20

SECONDARY SCREEN SECTION
1 : 20

NOT FOR CONSTRUCTION

FOR DA APPROVAL

13/08/2014 12:17:39 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

COMMERCIAL SCREEN DETAIL

REGENT STREET DEVELOPMENTS P/L. 013-014

DA41-C

PRD ARCHITECTS

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.30	DC/SH
B	DWP REVISION	01.07.14	SH/DC
C	DA Amended Issue	12.08.14	SH

13/08/2014 12:17:40 PM

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

PHOTOMONTAGES

REGENT STREET DEVELOPMENTS P/L. 013-014

DA42-C

PRD ARCHITECTS

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.13	DO/SH
B	DRP REVISION	01.07.14	SH/DC
C	DA Amended Issue	12.08.14	SH

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

PHOTOMONTAGES

REGENT STREET DEVELOPMENTS P/L. 013-014

DA43-C

PRD ARCHITECTS

13/08/2014 12:17:40 PM

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No.	Revision Description	Date	By
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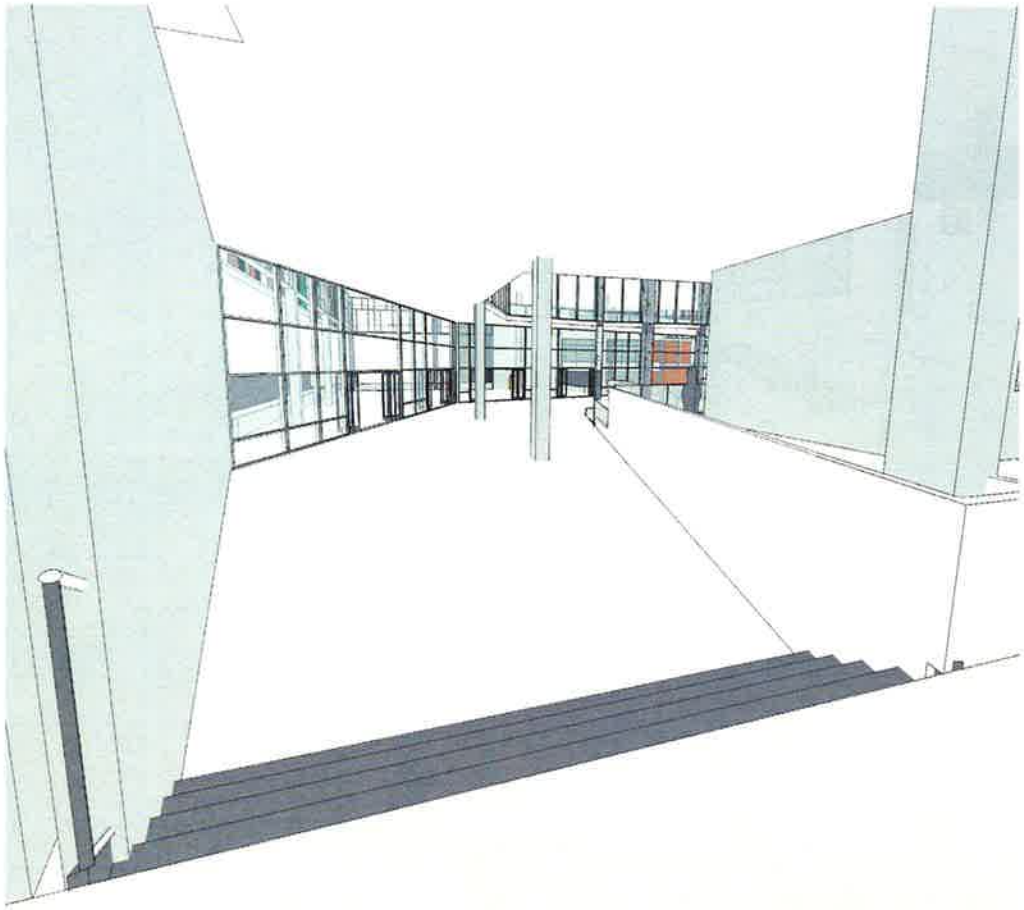
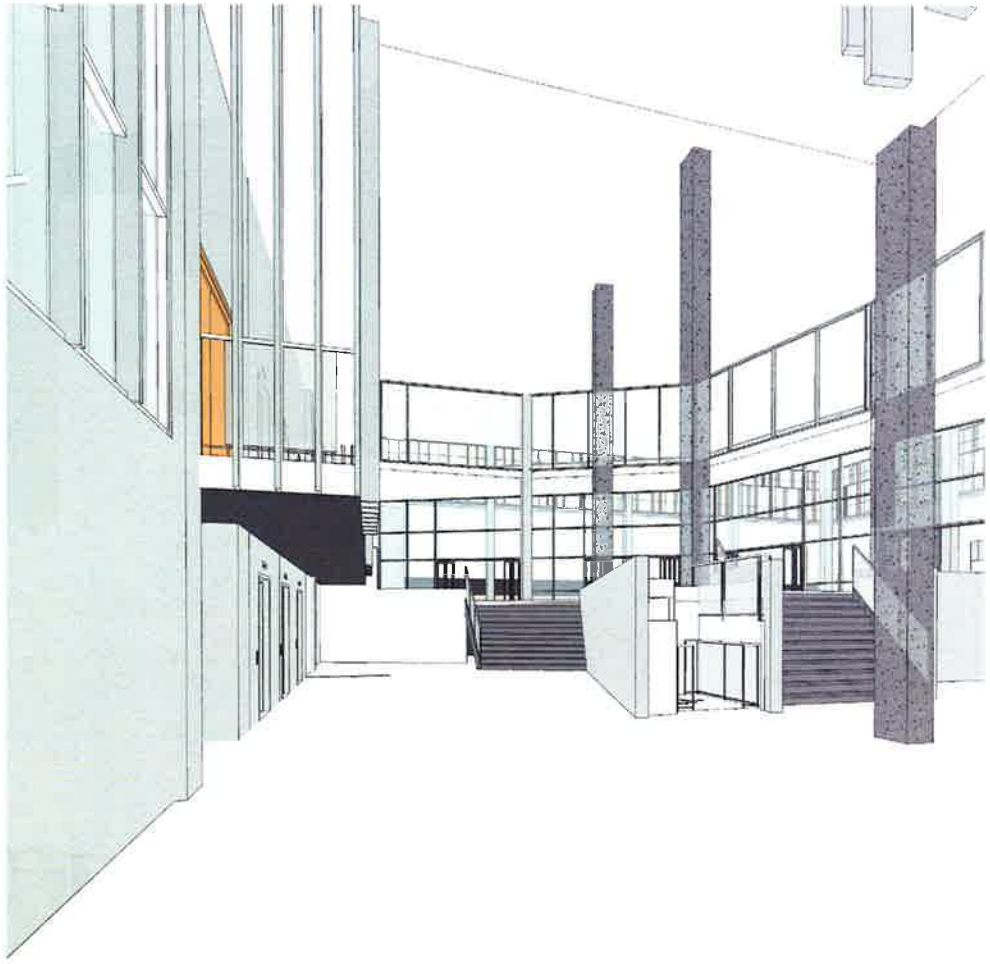
B	DRP REVISION	01.07.14	SH/EC
C	DA Amended Issue	13.08.14	SH



VIEW FROM HOTEL
LOBBY TO PUBLIC
SPACE



VIEW FROM COMMERCIAL
ENTRY TO PUBLIC
SPACE/ LOBBY

MIXED USE PROJECT- REGENCY TOWER
REGENT ST, WOLLONGONG

3D

REGENT STREET DEVELOPMENTS P/L. 013-014

DA44-C

PRD ARCHITECTS

13/08/2014 12:17:52 PM

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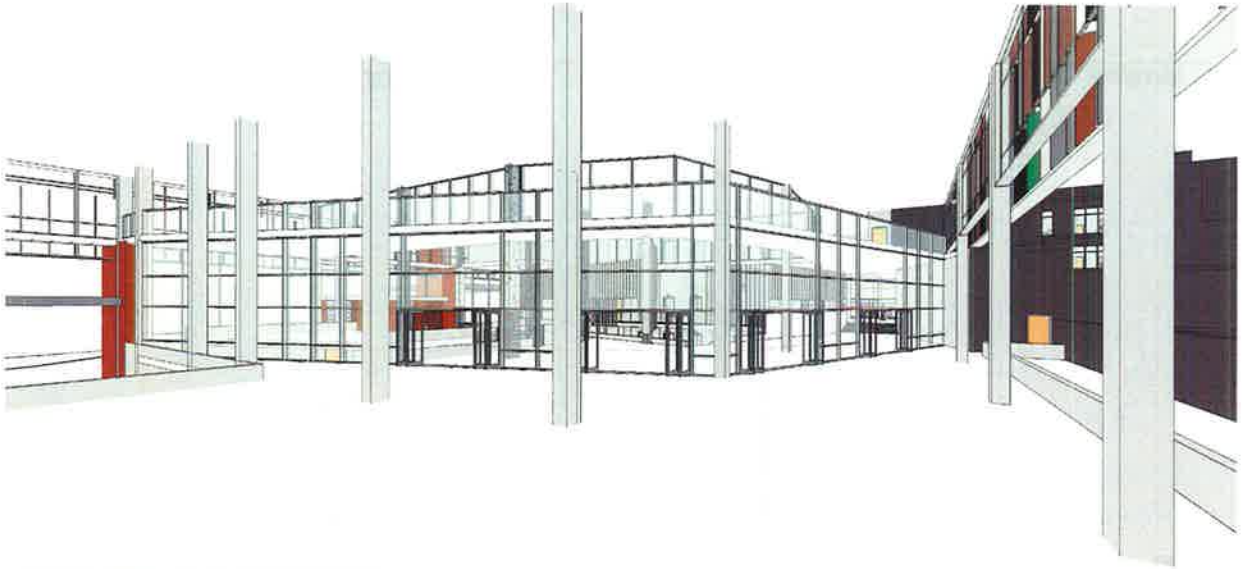
FOR DA APPROVAL

AMENDMENT:

No.	Revision Description	Date	BY
A	DA ISSUE	22.11.13	CG/SH
B	DRP REVISION	9/12/13	JH/CC
C	DA Amended Issue	13.06.14	SH



VIEW FROM PUBLIC TERRACE
LEVEL 1 TO INTERIOR

VIEW THROUGH HOTEL LOBBY

13/06/2014 12:16:04 PM

MIXED USE PROJECT- REGENCY TOWER

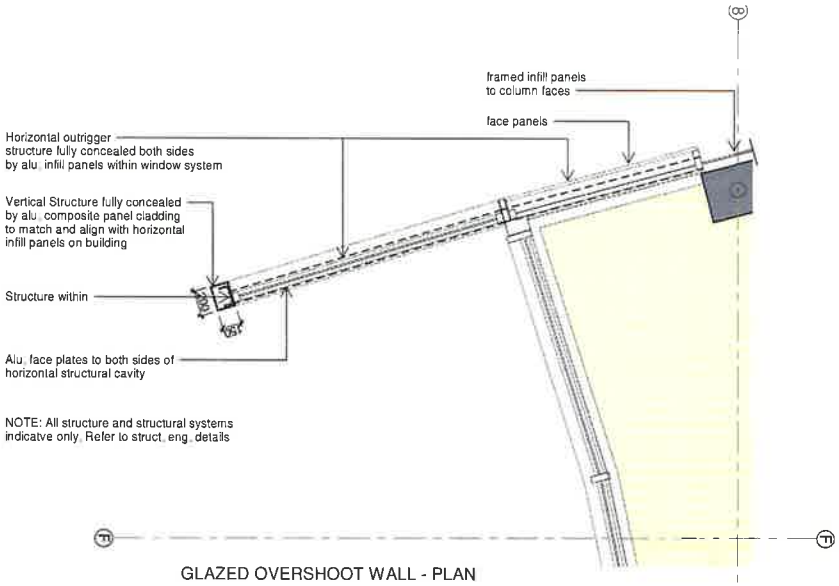
REGENT ST, WOLLONGONG

3D

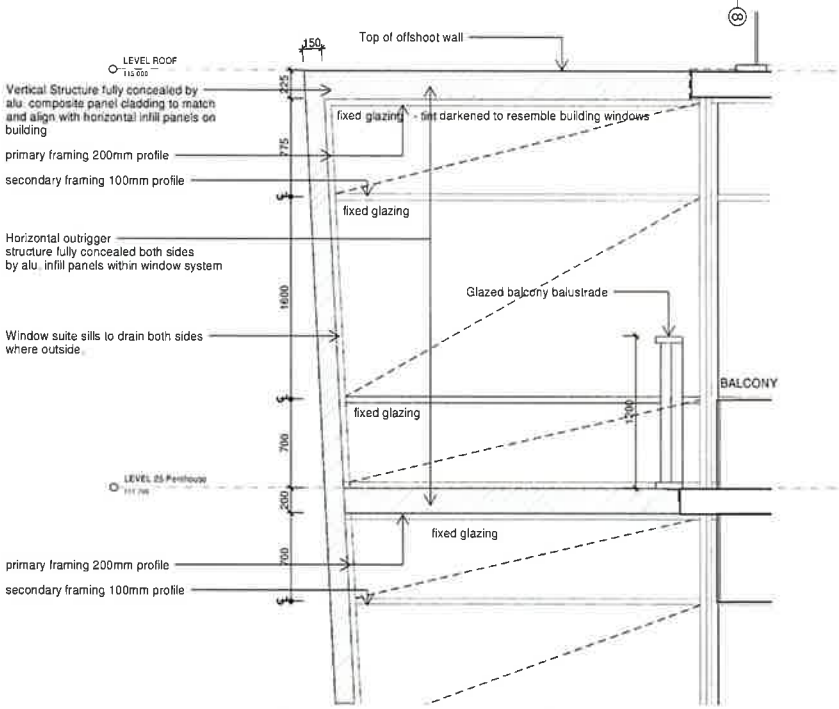
REGENT STREET DEVELOPMENTS P/L. 013-014

DA45-C

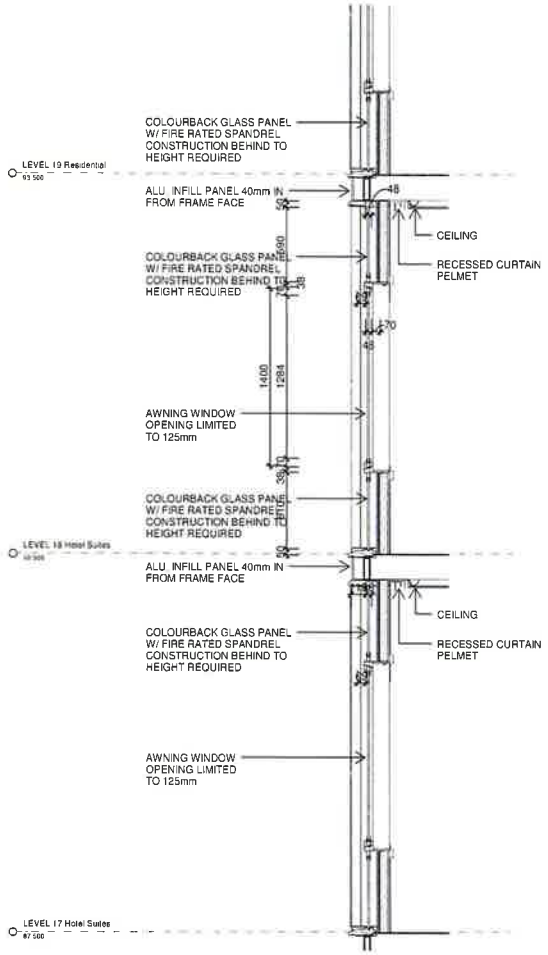
PRD ARCHITECTS



GLAZED OVERSHOOT WALL - PLAN



GLAZED OVERSHOOT WALL - ELEVATION AT TOP



TYPICAL UPPER EXTERNAL WALL - SECTION

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.13	D.OSH
B	RFI INFORMATION	03.07.14	SHEC
C	DA Amended Issue	13.08.14	SH

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

GLAZING OVERSHOOT DETAIL

REGENT STREET DEVELOPMENTS P/L. 013-014

DA46-C

PRD ARCHITECTS
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13/08/2014 12:18:00 PM

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AMENDMENT

No	Revision Description	Date	BY
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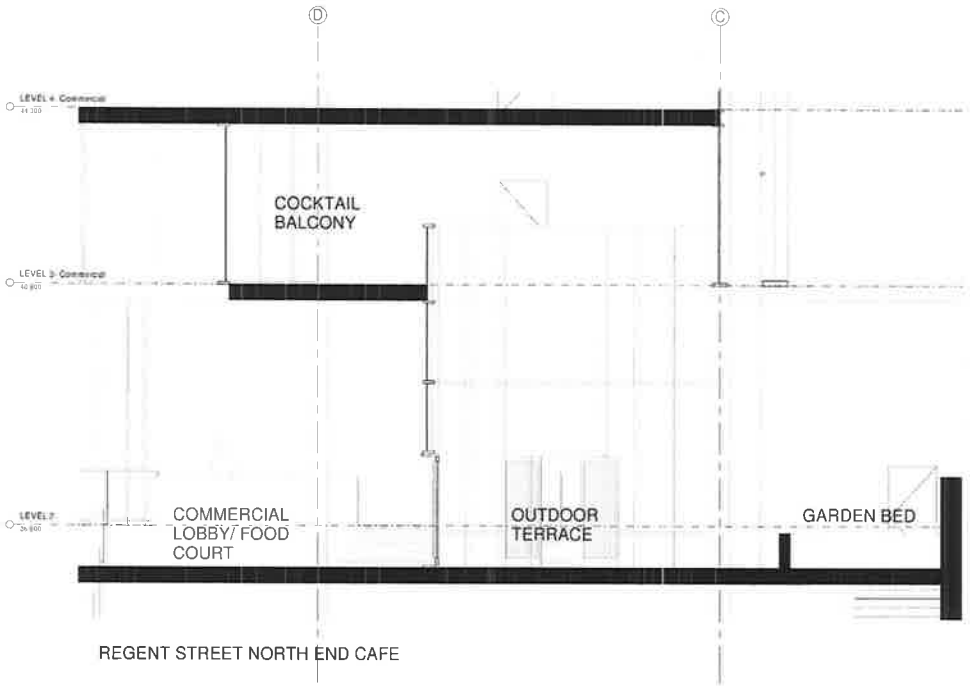
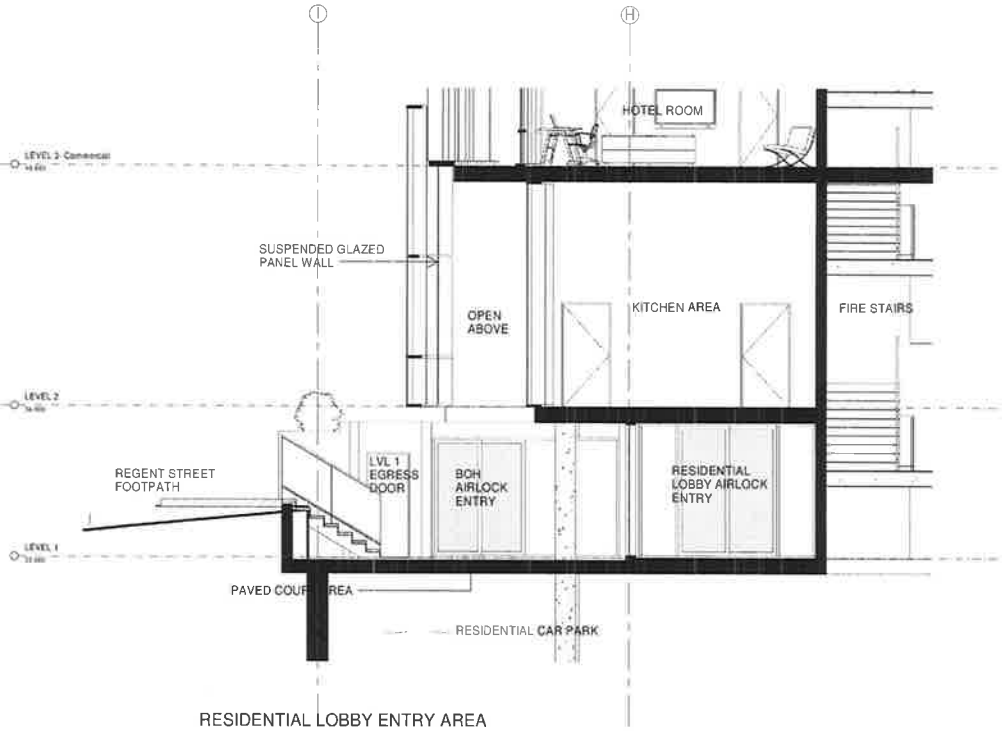
B	DRP REVISION	01.07.14	SH/DC
C	DA Amended Issue	13.08.14	SH



REGENT STREET NORTH END CAFE



RESIDENTIAL LOBBY ENTRY AREA

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

DETAIL SECTIONS 1

REGENT STREET DEVELOPMENTS P/L. 013-014

DA47-C

PRD ARCHITECTS

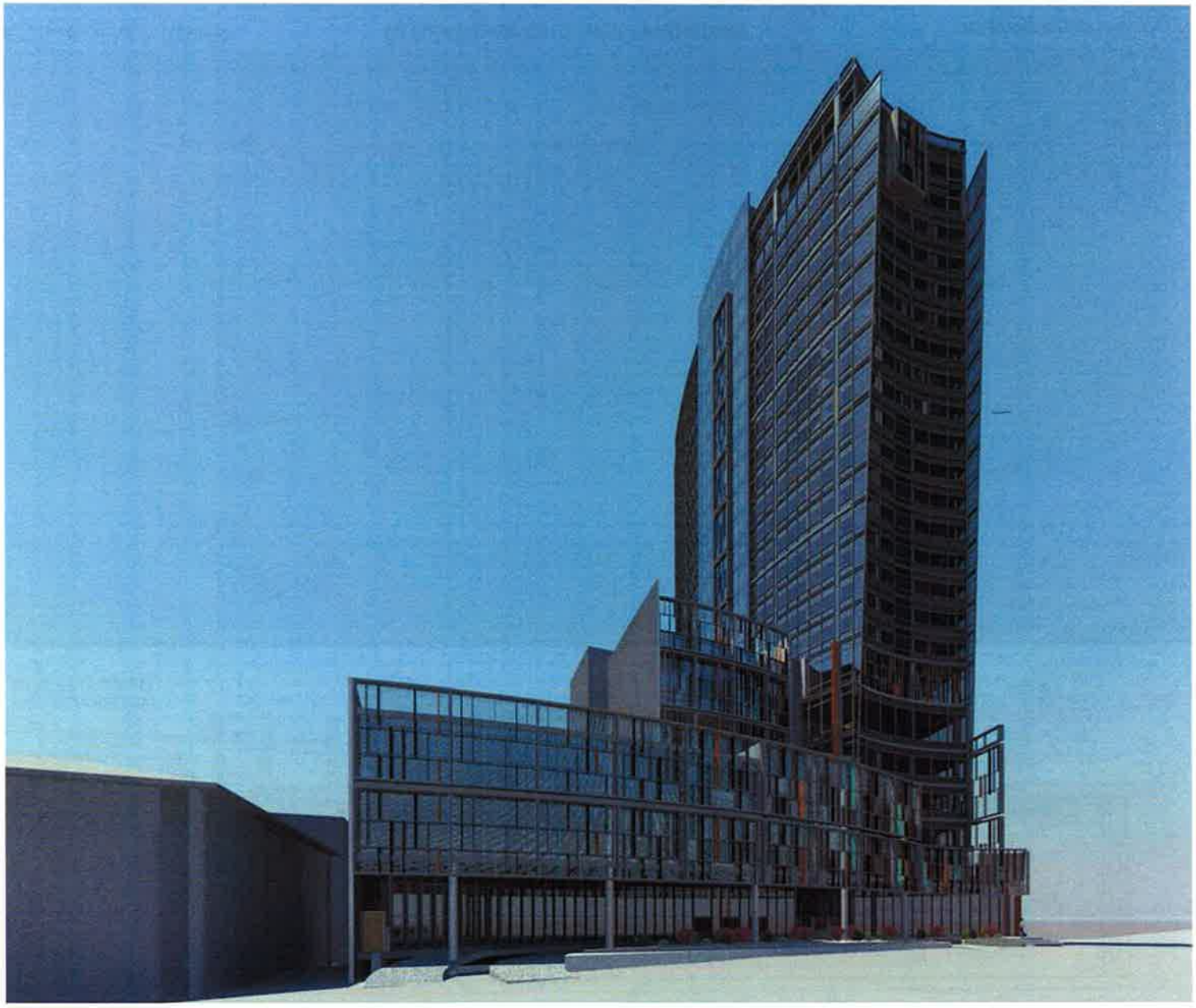
13/08/2014 12:16:16 PM

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No.	Revision Description	Date	By
A	DA ISSUE	22.11.13	CDS/DT
B	DWF REVISION	03.07.14	SH/DC
C	DA Amended Issue	13.08.14	SH



MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

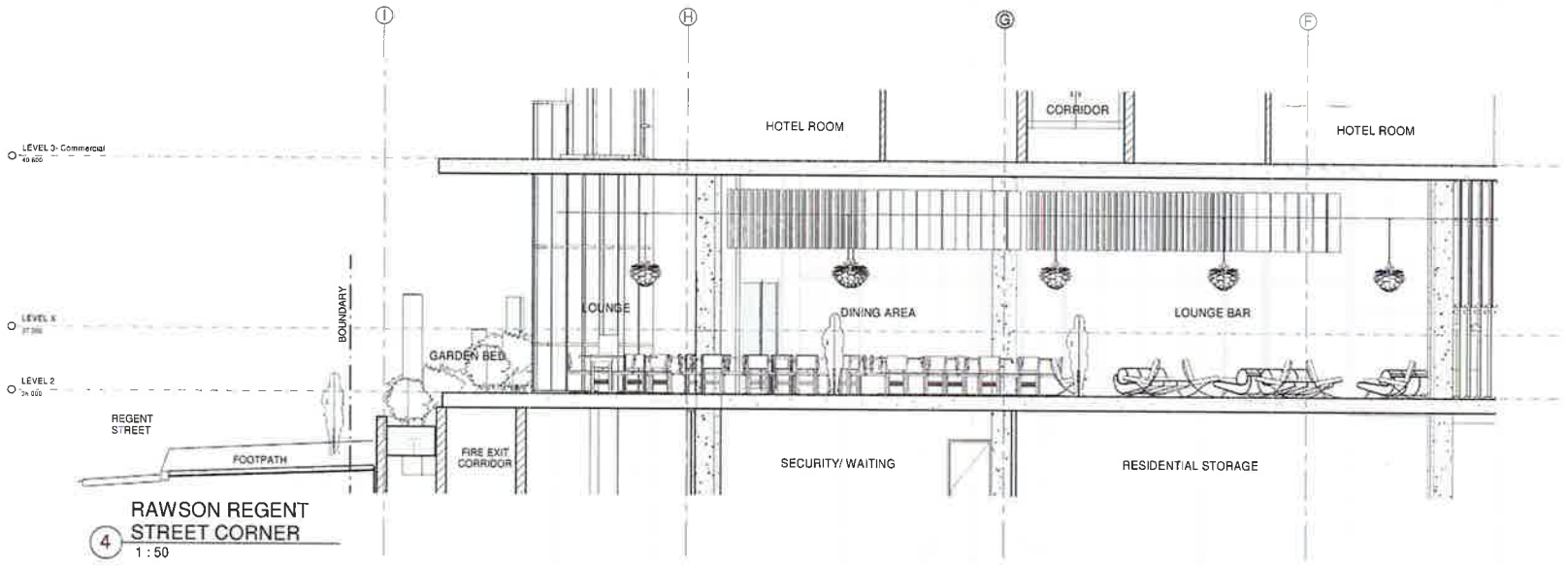
FACADE VIEW

REGENT STREET DEVELOPMENTS P/L. 013-014

DA48-C

PRD ARCHITECTS

13/08/2014 12:18:19 PM



RAWSON REGENT STREET CORNER
4 1 : 50

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	22.11.30	CC/SH
B	DRP REVISION	01.01.14	SH/CC
C	DA Amended Issue	13.06.14	SH

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

REGENT/RAWSON STREET FRONTAGE

REGENT STREET DEVELOPMENTS P/L. 013-014

DA49-C

PRD ARCHITECTS

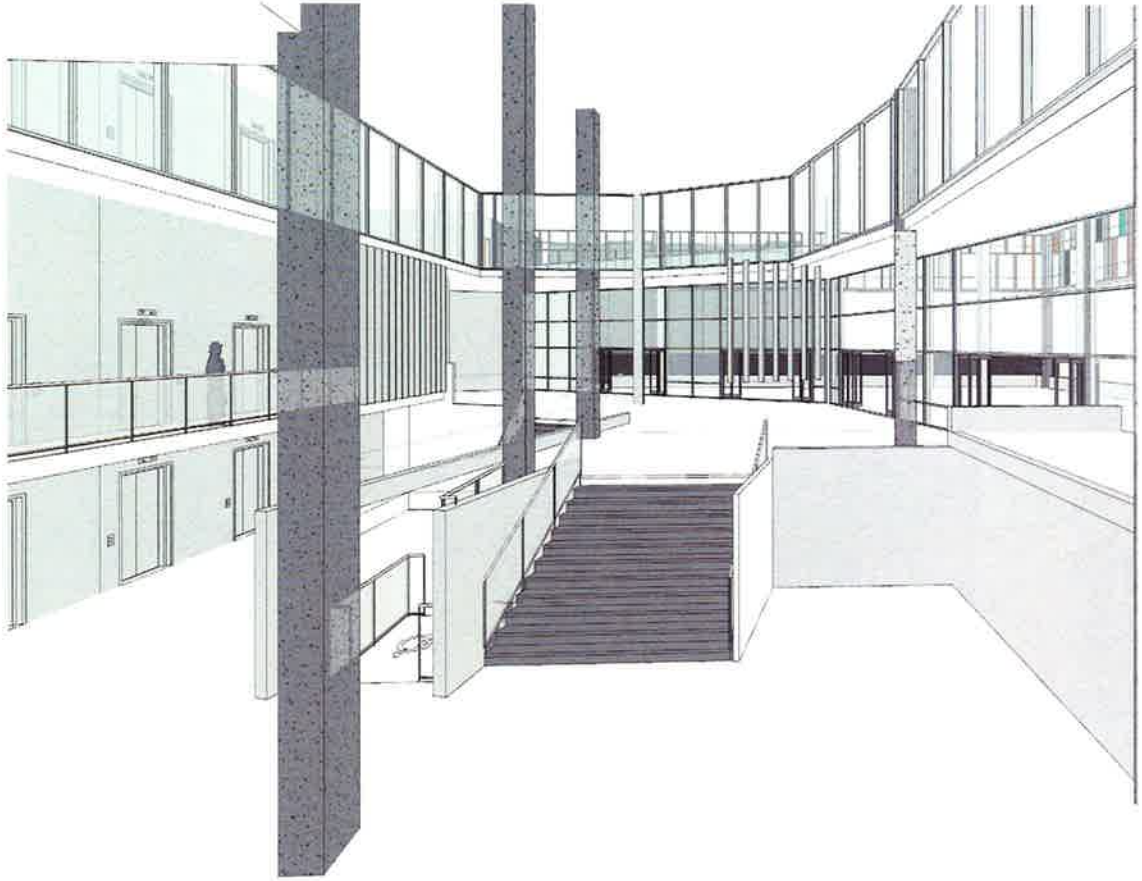
13/06/2014 12:18:23 PM

NOT FOR CONSTRUCTION

FOR DA APPROVAL

No	Revision Description	Date	BY
A	DA ISSUE	22.11.30	DESIGN
B	DRP SUBMISSION	10.07.14	DHDC
C	DA Amended Issue	13.06.14	SH

VIEW TO HOTEL LOBBY ATRIUM



VIEW TO COMMERCIAL LOBBY

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

PERSPECTIVE IMAGES

REGENT STREET DEVELOPMENTS P/L. 013-014

DA50-C

PRD ARCHITECTS
Level 2, 73 Market Street, Wollongong NSW 2500
Phone (02) 4229-0644 Facsimile (02) 4229-1143
Email

13/06/2014 12:18:38 PM

ATTACHMENT 4

Attachment 4

It is recommended that development application DA-2013/1419 for *Construction of a 30 level mixed use development incorporating retail, commercial, hotel, function, recreational and residential uses inclusive of 4 basement levels* be refused for the following reasons:

1. Pursuant to the provisions of Section 79C (1)(a)(i) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development is inconsistent with Wollongong Local Environmental Plan 2009 with respect to clause 8.6 Building Separation within Zone B3 Commercial Core or Zone B4 Mixed Use, as it relates to the northern boundary.

2. Pursuant to the provisions of Section 79C (1)(a)(i) of the Environmental Planning and Assessment Act 1979, the concurrence of the Director-General required by clause 4.6 Exceptions to Development Standards in relation to building separation has not been obtained.

3. Pursuant to the provisions of Section 79C (1)(a)(i) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development is inconsistent with Wollongong Local Environmental Plan 2009 with respect to demonstrating design excellence as required by clause 8.5 Design Excellence.

4. Pursuant to the provisions of Section 79C (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development is inconsistent with Wollongong Development Control Plan 2009 with respect to provision of on-site parking as required by Chapter D13: Wollongong City Centre clause 4.4 On-Site Parking.

5. Pursuant to the provisions of Section 79C (1)(b) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development does not achieve a high quality design and would adversely impact upon the existing and future desired streetscape.

6. Pursuant to the provisions of Section 79C (1)(d) of the Environmental Planning and Assessment Act 1979, it is considered that having regard for public submissions, the development is unsuitable with respect to design quality and provision of adequate parking.

7. Pursuant to the provisions of Section 79C (1)(e) of the Environmental Planning and Assessment Act 1979 it is considered that in the circumstances of the case, approval of the development would set an undesirable precedent for similar inappropriate development and is therefore not in the public interest.

ATTACHMENT 5

ATTACHMENT 5 – Director General's concurrence

From: Louise Wells [mailto:Louise.Wells@planning.nsw.gov.au]
Sent: Wednesday, 8 October 2014 10:28 AM
To: Anne Starr
Cc: Graham Towers
Subject: RE: DA-2013/1419 10-18 Regent Street - building height

Thanks for that Anne.

The Department has reviewed the attached plans/elevations and notes that the height increase relates to a number of columns that have been introduced as part of a redesign of other building elements.

The columns present as an architectural roof feature.

I can confirm that the 23 December 2013 concurrence is not affected by this minor increase in height and remains valid.

Please let me know if you need to discuss this further.

Have a great day.
Louise

Louise Wells
Planning Officer
Planning and Environment
Southern Region
4224 9463
louise.wells@planning.nsw.gov.au

NSW GOVERNMENT | Planning & Infrastructure

Mr David Farmer
General Manager
Wollongong City Council
Locked Bag 8821
Wollongong DC NSW 2500

Contact: Louise Wells
Phone: 4224 9463
Fax: 4224 9470
Email:louise.wells@planning.nsw.gov.au

Dear Mr Farmer

DA2013/1419: 10 – 18 Regent Street Wollongong

Proposed 30 level mixed use development incorporating retail, commercial, hotel, function, recreational, and residential uses (including 4 levels of basement parking)

I refer to your request for the concurrence of the Director General of the Department of Planning and Infrastructure under Clause 4.6(4)(b) for the above application to vary development standards relating to height and floor space ratio.

I note that the maximum height identified in the Wollongong Local Environmental Plan 2009 (LEP) for this site is 80m and that the proposal has a maximum height of 85.7m. I also note that the applicable FSR for the site under the LEP is 5.5:1 and that the proposal has an FSR of 5.85:1.

I am pleased to advise that the Director General has decided to grant concurrence to these variations in this case.

If you would like to discuss this advice, please contact Louise Wells on 4224 9463.

Yours sincerely

23/12/2013

Mark Parker
Local Planning Manger
Southern Region

ATTACHMENT 6

ATTACHMENT 6 - Design Review Panel comments

Wollongong Design Review Panel Report
For proposed mixed development at 10-18 Regent Street Wollongong
11th September 2014.

Panel members
Gabrielle Morrish, Panel member
David Jarvis, Panel member
Adrian Bonanni, Panel member

Design Review Meetings were held on 31st January 2013 and on the 11th April 2014. The following comments outline the status of the current documentation developed and issued in response to issues raised at these meetings:

Project description
The proposed mixed use development is located on a prominent 3648.3sqm site within Wollongong City centre. The proposal consists of 4 levels of basement parking, 190 hotel rooms with associated facilities, approximately 4125 sqm of commercial space and 22 residential units.

It is noted that the commercial area has decreased by 2930sqm and the hotel has increased by 19 rooms.

Context
The sites immediate context is in a state of transition, several sites have DA approvals for buildings up to 80m in height and some remaining sites have the capacity and potential to accommodate buildings of a similar height. Little information has been provided to demonstrate how the current proposal responds to the sites future context. A contextual study demonstrating how the proposed tower and its podium relate to its future context is an essential step in determining and justifying an appropriate building form. A study of this nature has not yet been presented to the panel.

Crown Lane is a continuation of Wollongong's main shopping street (Crown Street). The lane is currently under development, retail outlets will front the laneway creating an activated retail edge. Pedestrians will first experience the proposed development when walking up the lane way, the vista from the lane way to the proposed development will play an important role in forming a meaningful connection with Wollongong City Centre. It is commendable that a café / dining area has been located on this prominent corner. However its height of approximately 1.5m above street level, its apparent lack of an access point and the treatment of the planter at the base of the café (as depicted in DA 49C) are all issues that detract from the potential of this building to engage with the street.

An 11m deep under croft has been created to provide a covered drop off point to the hotel accessed from Rawson Street. This strategy (though an improvement on previous proposals) isolates the building from the street and creates a deep, south facing under croft. A preferable response would be to provide a lay by within the street combined with a traditional Porte Cochere that extends out from the building. A generous paved area should be provided to accommodate pedestrian movement.

An improved strategy has now been adopted that creates the potential to allow vehicles to access and service the building, whilst allowing the building to connect to the street, unfortunately the detail treatment of the building at street level does not fully realise this potential.

Scale / Density

The proposed tower is of a scale not inconsistent with the potential future character of the Wollongong city centre (How the form of the tower relates to future built form is yet to be demonstrated, refer to Context above). However refinements are recommended to improve the profile and proportion of the tower when viewed from a distance. The profile of the tower, set against the back drop of the escarpment, as viewed from Wollongong light house is considered to be of particular importance. This study of the building form was not provided with revised documentation.

Developments to the podium now provide a more appropriately scaled base to the building.

Massive areas of voids and deep narrow balconies that will not contribute meaningfully to the amenity of the commercial spaces and compromise workable layouts within these floors, are now proposed within commercial levels. These areas appear to be an attempt to comply with FSR controls, rather than a meaningful strategy to distribute the form of the building in a manner that improves the building form and creates quality spaces within the building. It is suggested that a more considered approach to the distribution of building form could improve the proportions of the tower or create a better interface with adjoining sites to the west, rather than create an excessive areas of void and balcony within the commercial space.

Built form

By reducing the height of the building base, the proportions of the tower have improved. It is suggested that the form of the tower could be further improved by creating a more dynamic profile that better relates to the back drop of the escarpment. It is suggested that this could be achieved by remodelling the upper two levels of the tower and varying the profile and alignment of each façade.

During the previous panel meeting the applicant was encouraged to break the façade form for the eastern elevation in particular. The amended design introduces a slight realignment in the façade and a lower wing. The extent of different profile and alignment though is insufficient to moderate the overall width of the proposal or to create a meaningful shadow line or vertical expression for this façade. It is suggested that further design development is needed for this elevation with a meaningful realignment of one wing of the façade and a true difference in alignment so that a deep shadow line is read. The breakup of the glazing screen on one side could also have subtle differences in the fenestration proportions and design to further emphasise this outcome. The over sailing of the screen improves the profile of the tower and is supported. The definition of the top of the different wings to the eastern façade is not read clearly in its silhouette. Instead the curved top disappears into the main façade behind it and as such does little to assist in reducing the building massing.

Amenity

The amenity of the proposed commercial space is dependent upon the adjoining car park to the west remaining undeveloped. If a building were to be located on this site with a nil set back to the adjoining boundary (as permissible by council's controls) the

quality of the commercial space would be significantly reduced. It is suggested that the commercial levels are set back further from the eastern boundary.

The applicant outlined easements on the adjoining site that effectively established an area of land adjoining the subject site that could not be developed. As such the applicant is of the opinion that sufficient space between the proposed commercial space and adjacent buildings would always be maintained.

The nature and extent of easements on the adjoining site must be established and clearly document, to allow the potential impact upon proposed commercial space to be assessed.

Aesthetics

The strategy to create two simple slender glass facades to define the tower could potentially create a clear simple modern aesthetic. However for this potential to be realised it is essential that the form of the building be refined (as outline above) and that the detail treatment of façade allows the intent of the design to be realised. The slender edge treatment of the two glass facades will be a particularly important factor in realising a successful aesthetic for the building. Detail drawings (DA46-C) provided by the applicant give some clarity as to how this detail will be realised.

Social dimension

The proposed mixed use development will potentially provide an appropriate contribution to the city. However it is essential that issues relating to creating an improved connection to the public domain are first addressed.

Conclusion / Summary

Some significant improvements have been made during the design review process, it can be said that the proposal now has the potential to meet the design excellence criteria set out under Clause 7.18 of Wollongong Local Environmental Plan. However before the requirements of this clause are fully met, the following issues must be addressed:

- Contextual study
  The proposal is generally of an appropriate form and scale, however a complete contextual study showing how the proposal is viewed from distant vantage points and how the proposal relates to future built from is yet to be provided. These studies are essential tools that will inform potential refinements of the building form.

- Connection to public domain
  An improved strategy has now been adopted that creates the potential to allow vehicles to access and service the building, whilst allowing the building to connect to the street, unfortunately the detail treatment of the building at street level does not fully realise this potential.

- Building form (bulk / massing)
  The revised treatment of the commercial area is a missed opportunity. The quality of spaces provided by the introduction of additional voids and balconies is questionable. The reduction in floor area could have been used

to address issues previously raised by the panel such as improving the proportions and profile of the tower or providing more space between the commercial and the neighbouring site to the west.

- The eastern elevation to be further developed to break up the overall width and massing of the building with a greater difference in the glazed screens **and different alignments as well as fully expressing the wings in the expression at the top of the building.**

ATTACHMENT 7

ATTACHMENT 7 – Applicant's Wollongong Local Environmental Plan 2009 Clause 4.6 Exception to Development Standard Request

1. Extract from Cardno Statement of Environmental Effects dated November 2013

WLEP Design Requirement	Comment
	proposal's built form. It is important to note that all other built form controls (apart from the variations in height and FSR) have been achieved and in most cases exceed the relevant requirements. This is achieved by vertically extending the form to create a tall slender tower with a strong commercial base that has a floor-plate to accommodate a variety of business operations. Overall, the minor increases in the scale of the proposal are negligible and would not impact negatively on the areas character or amenity.
(vi) street frontage heights	The podium on the street frontage has a height of approximately 24 m from the ground level (dependent upon where on the street the podium is viewed from due to the sloping topography). Awnings and landscaping are proposed on the street level to create the human scale along the street. Above Level 9, the building is set back to create the linear tower.
(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity	A BASIX sustainability certificate has been obtained for the residential component of the building (refer to **Appendix J**). Window articulation has been added to the residential component to reduce the impacts of reflectivity. Further, the residential component encompasses the natural ventilation principles in SEPP 65. A Section J report has been prepared to demonstrate that the commercial component achieves energy efficiency requirements (refer to **Appendix L**). .
(viii) the achievement of the principles of ecologically sustainable development	The precautionary principle requires caution, the avoidance of poorly understood risks of serious or irreversible damage, designing for surprise and managing for adaptation. The proposed development will not impact on any environmentally sensitive habitats or species as it is located on a brownfield site. Therefore, there are no significant impacts on biological diversity and ecological integration. In addition, the proposed development has embraced the SEPP 65 design requirements of natural ventilation, waste and water minimization. Furthermore the proposal has achieved a BASIX sustainability certificate (refer to **Appendix J**).
(ix) pedestrian, cycle, vehicular and service access, circulation and requirements	Pedestrian access to the development will be improved by upgrading the linkage from Wollongong Mall to the site via Crown Lane.
(x) impact on, and any proposed improvements to, the public domain	The public domain will be improved via the activation of the Rawson and Regent Street streetscape, including sidewalk improvement, tree planting and landscaping.

4.8.7 Variations to Development Standards

Clause 4.6 provides a mechanism to seek variations to the development standards included in the LEP. Clause 4.6(3) states the following criteria:

> *(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
>
> *(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
>
> *(b) that there are sufficient environmental planning grounds to justify contravening the development standard.*

Clause 4.6(4) then states that the consent authority needs to satisfied that:

the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

It also needs the concurrence of the Director General as part of the DA consent.

The proposed development seeks a variation to two development standards – Building Height and FSR.

4.8.7.1 Building Height

The proposal is consistent with the B3 Commercial Core objectives as detailed in **Section 4.8.1** of this report. Furthermore, the proposal is consistent with all other underlying objectives of the proposed State, Regional and local planning objectives for the site (particularly the WCCP controls and the Illawarra Regional Strategy). This is detailed in **Sections 4.1 – 4.6** of this report. Additionally, the increase in height is less than the generic 10% rule of thumb, which applies to design standard variation, and in that respect the proposal is considered acceptable. Refer to **Section 4.8.2** for further discussion. The following sections review the objectives of the standard proposed to be varied and provide justification for the minor variation.

Objectives of the Standard and Urban Design Outcomes

1. The objectives of the height controls are identified in Clause 4.3 of the LEP as follows:
   - > *to establish the maximum height limit in which buildings can be designed and floor space can be achieved,*
   - > *to permit building heights that encourage high quality urban form,*
   - > *to ensure buildings and public areas continue to have views of the sky and receive exposure to sunlight*

The proposal is consistent the underlying objectives of WLEP for the control of the height of buildings as follows:

- > The maximum height of the building is created at the northern western end of the residential tower that is 85.7 m and the corner element to the south at 83.6 m, both of which are above the 80 m height limit. The non-compliance results from the site's sloping topography, with the non-compliance below the 10% height concession line.
- > The proposal is considered to be in the public interest given that the additional height would not impact on surrounding amenity, with the sweeping parapet providing added visual interest to the proposal and helping to create the buildings iconic character.
- > The architectural form of the building has been significantly improved following the previous DA approval. The building has a more sculptural form and will be enhanced by high quality finishes (refer to **Appendix B** for the Finishes Schedule) as discussed at **Section 3.3**. The building is designed as an iconic architectural feature within the CBD and will complement the modern design of the refurbished Crown Street Mall and the new West Keira buildings.
- > The design creates a high quality response to this landmark site. PRD has drawn on its extensive experience undertaking major projects in Wollongong to deliver a key feature of the urban landscape of Wollongong. The photomontages provided depict the high quality finish of the building. The proposal makes a significant effort to improve the public domain through both architectural and landscape treatments.
- > The north-south orientation of the site and the consistent building orientation allow the building to minimise the impacts of overshadowing on adjoining public places. Development of the scale proposed will inherently overshadow adjoining space, however the north south building footprint allows the shadow travel time to be increased minimising the extent of time adjoining places are affected by overshadowing. Shadow diagrams are appended to this SEE illustrating the extent of impact.
- > The north-south orientation of the site and the building and the concentration of the tower element to the south of the site minimise any adverse shadowing impacts on adjoining public and private land. The building separation for the tower component achieved by the design maximises solar access to the proposal and adjoining buildings
- > The surrounding locality and the site specifically has the capability to accommodate taller structures within the urban landscape, due to the hilltop location and limited sensitive uses in close proximity.
- > The proposal responds to the increased height of the other buildings in this location and is in keeping with the transition of heights shaping the future urban form. It directly responds to the strategic outcomes of increasing height in a single prominent CBD location, helping to identify the core of the CBD. The 3D model located at

Appendix C illustrates the proposal in the existing urban context when viewed from the southeast. The model shows how the proposed development is consistent with the skyline of Wollongong.

- There are no heritage items within close proximity to the site.

Further justification for the height variation is provided below.

Town Planning Grounds

1. The proposal is located in close proximity to public transport and primary services and facilities reducing demand on private vehicle usage by promoting alternative means of travel. This is further reinforced by the provision of motorbike and bicycle parking.
2. The development is a unique 'true' mixed use building in the CBD, comprising hotel, recreational uses, office space and residential units. These uses are complementary to each other and the space requirement for each of these components has been carefully assessed through comprehensive economic feasibility analysis (refer to **Appendix N**) to ensure the project is financially viable. It will not be financially feasible if the floor space of any component of the building is reduced.
3. The additional height avoids the potential development of a lower, bulkier structure, which would be required to make the proposal financially viable. The height allows the proposal to more appropriately integrate with the streetscape and City Centre context, limiting adverse environmental outcomes in terms of bulk, building separation, over-shadowing, residential amenity and wind patterns.
4. The additional height responds to the strategic location by emphasising the architectural built form in a prominent location.
5. The additional height creates narrow floor plates allowing for better cross-flow ventilation reducing demand for mechanical climate control
6. The proposal complies with BASIX and Section J and achieves the reduction targets for water and energy consumption.

Public Interest

1. The proposal will contribute significantly to the public domain in this location and create new opportunities for social interaction in an area affected by urban decay. Urban revitalisation and increased amenity will encourage better use and pride in the city centre.
2. The proposal provides a defining CBD landmark, which creates visual interest and a sense of innovation and success within the City.
3. The proposal has the capacity to create approximately 200 construction jobs and a total of 734 job years directly and indirectly due to multiplier effects (Hill PDA, 2013), as well as 436 full and part time jobs (refer to **Appendix N**).
4. The proposal will contribute significantly in terms of both economics and job creation during both construction and operation of the facility.
5. The proposal will generate significant development contributions to enhance the public domain throughout the City.

Unreasonable and Unnecessary

1. It is unreasonable and unnecessary to comply with the standard as the marginal increase in height would be barely perceptible within the future City Skyline. The additional height responds to the need for height in this key CBD location and complies with the intended density in this location with a more appropriate and environmentally responsive built form.
2. It is unreasonable and unnecessary to comply with the height standard, as this would diminish the ability of the proposal to respond to its strategic location.
3. It is unreasonable and unnecessary to comply with the standard as the proposal provides an enhanced land use planning, social, environmental and economic response than could be achieved through strict compliance with the standard.

4.8.7.2 Floor Space Ratio

The proposal is consistent with the B3 Commercial Core objectives as detailed in **Section 4.8.1** of this report. Furthermore, the proposal is consistent with all other underlying objectives of the proposed State, Regional and local planning objectives for the site (particularly the WCCP controls and the Illawarra Regional Strategy). The increased FSR equates to a 5.5% variation above the FSR permissible under the development standard and is therefore, less than the generic 10% rule of thumb, which applies to design standard variation, and in that respect the proposal is considered acceptable. Refer to **Section 4.8.3** for further discussion. The following sections review the objectives of the standard proposed to be varied and provide justification for the minor variation.

Objectives of the Standard and Urban Design Outcomes

The objectives of the FSR control under Clause 4.4 of the LEP are:

> *to provide an appropriate correlation between the size of a site and the extent of any development on that site,*

> *to establish the maximum development density and intensity of land use, taking into account the availability of infrastructure to service that site and the vehicle and pedestrian traffic the development will generate,*

> *to ensure buildings are compatible with the bulk and scale of the locality.*

The proposal is consistent with the objectives as follows:

> The development maintains a density that is less than the absolute maximum density permitted (6:1) in the Commercial Core Zone for a site of this size.

> The building is below the maximum building density that would otherwise be permitted if the building comprised commercial uses only. The building would not present any differently from the outside if it was 100% commercial, consequently, the desired bulk and scale as envisaged for this location within the CBD area is not varied by the inclusion of a proportion of non-commercial uses.

> The non-compliance is only evident when the FSR is reduced due to the non-commercial components of the development. This is due to Clause 4.4A of WLEP providing a reduced FSR formula to calculate the FSR for mixed use development involving a residential component as opposed to a strictly commercial development. The effective FSR is reduced to 5.55:1 for the subject site because approximately 18% of the site is residential.

> The proposal responds to the locality in terms of scale and incorporates high quality materials and finishes to contribute to the urban fabric and streetscape.

> The proposal does not impose any pressure to the existing infrastructure. Note that traffic generation is assessed in the TIA attached to this SEE.

> The design includes the architectural features and a mixed palette of finishes (refer to **Appendix B** for the Finishes Schedule) to help reduce the building mass and improve presentation to the street.

Further justification for the FSR variation is provided below.

Town Planning Grounds

1. The development provides a significant contribution to the commercial and residential floor space available in the core of the CBD. The mix of uses, especially the residential component, is envisaged in Council's strategic documents and in WLEP. It is important to create a multi-functional centre that includes residential, retail, recreation and commercial uses. Residential uses and the hotel would inject life and activities to the space to help address public safety and contribute to creating a vibrant environment. The FSR formula would have the opposite effect, with residential uses discouraged within mixed use development resulting in monotonous single use developments across the CBD, where people leave the City Centre after finishing their work, leaving the CBD lifeless and quiet.
2. The additional density responds to the strategic location by emphasising a highly visible architectural form in a prominent location, being close to retail, recreational and community uses, as well as public transport.

2. Extract from Cardno letter dated 14 August 2014 accompanying final version plans

Height

Council has raised concerns over the height of the proposed development, with the proposal exceeding the 80m height control prescribed by the LEP by a maximum of 4.49m. It is noted that this concern was not raised by the Design Review Panel in the second panel meeting, it was only noted that the Panel would not support two non-compliances, which in the previous scheme related to height and FSR.

The maximum height exceedance is located in the north western portion of the tower. The latest design iteration has not altered the overall height of the development. The variation to the height limit is considered reasonable to promote this landmark development that will contribute to the primacy and vitality of the Wollongong City Centre.

Clause 4.3 of the LEP lists three objectives for the height of buildings control:

> *(a) to establish the maximum height limit in which buildings can be designed and floor space can be achieved,*
> *(b) to permit building heights that encourage high quality urban form,*
> *(c) to ensure buildings and public areas continue to have views of the sky and receive exposure to sunlight.*

It is considered that the proposal aligns with the above objectives in the following ways:

- The proposal complies with the density controls for the site, as evidenced above. The additional height of the development is required to ensure the floor space is maximised, while creating a more slender

architectural form that reduces the potential negative impacts on surrounding sites by way of increased overshadowing

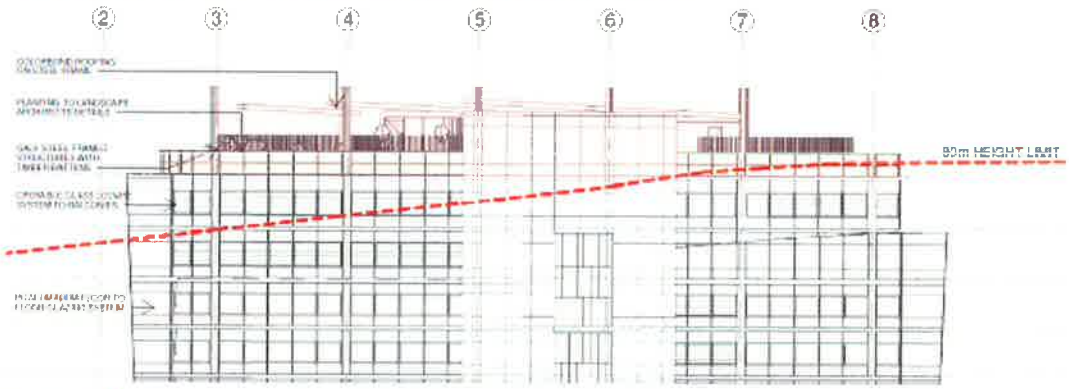
- The building height level permitted on site indicates Council's desired future character for a high quality urban landmark development. The site is located on a prominent elevated site within the Wollongong City Centre, with existing development sites directly adjacent to the subject site not currently reflecting the height potential of the area. The built form character of the area is undergoing change with a number of development proposals in place awaiting construction. The site location encourages a high-quality landmark development that ensures Council's vision for the site is achieved. The latest design iterations based on comments from the Design Review Panel and the contextual analysis previously provided illustrate that the improvements contribute to improved streetscape amenity and legibility with the overall development providing a high quality urban form that is enhanced by the increased height, which allows the feathering of the building outwards as height increases.
- The shadow diagrams indicate that the extent of shadow falling on surrounding sites is minimised by the orientation of the narrow buildings facades to the north and south, ensuring that surrounding sites receive solar access during a portion of the day year round. The southern elevation of the building, which would have the greatest impact on shadow is compliant with the height limit, with only architectural features located above the 80m control. Consequently, the additional height of the building has only a very limited impact on solar access, with only a minor solar benefit achieved by a height reduction. Furthermore, given that the extra height enhances the sleek, scalloped tower it is considered that this would reduce shadow on the immediate surrounds compared to a squat, bulky development comprising a similar FSR.

Clause 5.6 of the LEP states that architectural roof features that exceed the maximum building height control may be carried out, but only with development consent. The consent authority must be satisfied that the architectural roof features align with the following considerations:

- Comprise a decorative element on the uppermost portion of the building
- Is not an advertising structures
- Does not include floor space area and is not reasonably capable of modification to include floor space area
- Will cause minimal overshadowing

The roof features include the sweeping balustrade, pool terrace and lift shaft. All these features are integrated into the building and will not be able to be converted into floor space. Overall, the proposed roof features align with the above four criteria and are illustrated in the images below.

Figure 2 – West Elevation (architectural roof features shaded red)



Source: PRD Architects

Figure 3 – North Elevation (architectural roof features shaded red)

Source: PRD Architects

As detailed in **Figure 3**, the maximum height non-compliance of 4.49m is located at the north-western portion of the site. This is primarily due to the topography of the site. The steep slope of the site contributes to this northern portion of the development exceeding the height limit. The southern portion of the development is below the height limit of the site, which is evidenced by the Western elevation at **Figure 2**.
In additional to the comments above, it is considered that the following justifications for the variation to the height control on site are worthy of support from Council:

Desired Future Character of the Wollongong City Centre

It is considered that the planning controls for the subject site indicated the desired future character of the Wollongong City Centre that will be defined by an urban form of increased densities and heights than are currently present. The prominence of this site is manifest in the height controls attributed to the Wollongong City Centre. The subject site is positioned atop a hill that overlooks the Wollongong City Centre, with surrounding height controls ensuring that the built form on the site will be a visible landmark in the Wollongong skyline. In particular, the adjoining sites along Rawson Street and Regent Street have the same height control but are positioned at a lower elevation than the subject site.

The site directly to the south of the subject site is limited by a height control of 65m, with sites on the southern portion of Crown Lane and the northern side of Crown Street, limited to 32m. The height controls of the city centre therefore promote a landmark development on the subject site, ensuring the site will be visible from a range of vantage points across Wollongong. The contextual analysis previously provided to Council indicated the major vistas to the subject site from key vantage points, with the updated building façade treatments further enhancing the dynamic character of development.

Council's planning controls for the site are conducive to a landmark development that will be taller than any other development due to the surrounding sites falling away from the subject site, allowing a range of different view corridors to be retained in any future development scenario. Therefore, the variation to this control is considered reasonable as the design has responded to the Design Review Panel comments (following section) and represents a landmark development that will contribute to the primacy of the Wollongong City Centre.

Overshadowing Impacts

The Shadow Diagrams submitted with the updated architectural plans illustrate how the surrounding developments will be impacted by overshadowing from the proposed development. It is considered that any development on site would have impacts upon surrounding sites due to increased scales provided by the increased height.

Particular importance has been placed on potential impacts to future developments on Rawson Street and Crown Lane. The location of the tower at the south eastern corner of the site, and orientated in its north

south manner, has a lower impact on future developments on these sites. The shadow profile on these sites is narrower due to this orientation. The shadow profile would increase if the tower had to be bulkier to accommodate the allowable FSR within the height limit. Consequently, the increased height of the building will reduce the impacts of overshadowing as a result of the slender built form.

Further Justifications

The justifications for the height variation in the originally submitted SEE continue to apply. These include:

- The sloping nature of the site has led to the northern side of the building exceeding the height limit. The southern side (high part of the site) complies with the 80m height control, which would help to minimise the effect of shadow.
- The northern part of the site adjoins the MMJ building. The additional 4.49m does not create additional overshadowing or overlooking impacts on the adjoining occupants.
- Strict adherence to the height control is unreasonable. The proposed development seeks to create a new skyline for Wollongong to complement the new development at the GPT shopping centre and the upgraded Crown Street Mall, which are both due for completion at the end of 2014.
- Amending this minor departure would compromise the architectural built form as it will mean stepping down the buildings northern facade, affecting the streamline rhythm of the architectural form. This would reduce the design merit of the building and associated public benefit to the City Centre.
- The reduction of one and a half floors from the original concept resulted in the removal of approximately 20 hotel rooms. A further reduction would impact the overall financial feasibility bringing the profit margin for this project down below the minimum comfort point for any major lender.

Overall, it is considered that the proposal aligns with the objectives of the height control for the subject site, with the justifications for the variation presented above considered to be adequate and worthy of support from Council.

Design Review Panel

The Design Review Panel comments from the 11 April 2014 meeting have been addressed in the latest design iteration of the development. The Panel in its conclusions stated that for the proposal to be realised the following issues must be addressed:

- *Develop an alternative vehicular servicing strategy that allows the ground level of the proposal to make a more direct connection with the street and positive contribution to the public domain*

A revised traffic and access strategy has been prepared which has consolidated all vehicle movements into and out of the site from a single access point on Regent Street. Further information is provided in the Traffic section of this letter.

The revised traffic and access scheme provides an improved relationship between the building and street, as well as a more positive contribution to the public domain. Specifically, the connection of the building to Crown Lane has been improved through creating a corner entrance that increases the street level legibility through the use of an identifying structure on the building facade. This has been further enhanced by reducing the height of the garden wall to 1m. In addition, an activated street frontage by way of a glazed façade that wraps around the corner of the development promotes visual access to the public domain and an improved streetscape.

An updated render of the development, as viewed from Crown Lane is provided at **Figure 4**.

- *Expand the current contextual study to show how the proposal relates to potential built form.*

An expanded contextual study has previously been provided to Council which allowed the development to be viewed from a greater distance at significant vantage points.

ATTACHMENT 8

Attachment 8

1. SEPP 65 RESIDENTIAL FLAT DESIGN CODE

Relevant provisions of the Code are addressed below.

Standards/controls	*Comment*	*Compliance*
Part 1 – Local context		
Building Depth		
Max 18m (glass line to glass line) For wider buildings, must demonstrate how satisfactory daylight and natural ventilation are achieved	The proposed building depth varies throughout the building. On Levels 1-3, the maximum depth is approximately 45m (measured east-west). The building narrows as the height increases, with Levels 4-6 approximately 37m, Level 7 36m, Level 8 34m, Levels 9-18 22m, and Levels 19-25 21m. These depths are considered satisfactory, as in the commercial and hotel levels extensive areas of glazing and voids allow daylight access. The design of outdoor terraces provides natural ventilation.	Satisfactory
Building Separation *Objectives* • To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings. • To provide visual and acoustic privacy for existing and new residents. • To control overshadowing of adjacent properties and private or shared open space. • To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants. • To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow. Developments that propose less than the recommended distances apart must demonstrate that daylight access, urban form and visual and acoustic privacy has been satisfactorily achieved.	Levels 1-4 are less than 12m in height. At these levels, the proposed approximate minimum building separation would be: North (6-8 Regent Street): nil West (1 Governors Lane): 18m West (2-4 Rawson): 5.6m Levels 5-7 (<25m) North (6-8 Regent Street): nil Levels 8-25 (>25m) No adjoining buildings above 25m	Future development on the car park adjoining 1 Governors Lane could compromise amenity of commercial space. Council's Design Review Panel recommends increasing the side setback to allow greater separation.

Standards/controls	*Comment*	*Compliance*
Rule of thumb Between adjoining sites: • Up to four storeys/12m – 12m between habitable rooms/balconies – 9m between habitable rooms/balconies and non-habitable rooms • 6m between non-habitable rooms Five to eight storeys/up to 25m: – 18m between habitable rooms/balconies – 13m between habitable rooms/balconies and non-habitable rooms – 9m between non-habitable rooms • Nine storeys and above/over 25m: – 24m between habitable rooms/balconies – 18m between habitable rooms/balconies and non-habitable rooms – 12m between non-habitable rooms – Allow zero building separation in appropriate contexts, eg. urban areas between street wall building types (party walls)		
<u>Side and rear setbacks</u> *Objectives* • To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings. • Maintain deep soil zones • Maximise building separation to provide visual and acoustic privacy Where setbacks are limited by lot size and adjacent buildings, 'step in' the plan to provide internal courtyards and limit the length of walls facing boundaries	Building separation is discussed above.	As above

Standards/controls	*Comment*	*Compliance*
Part 2 – Site design		
Deep Soil Zone		
The rule of thumb is for a minimum of 25% of the open space area of site to be a deep soil zone.	The applicant has not quantified the area deep soil zone. Street tree plantings are proposed; all other plantings are in beds or other structures. Council's landscape officer has no objection.	Satisfactory
Landscape design		
To add value to residents' quality of life within the development in the forms of privacy, outlook and views.	A landscape plan has been provided which is satisfactory.	Satisfactory
Open Space		
The rule of thumb is for between 25-30% of the site area to be communal open space. The minimum recommended area of private open space for each apartment at ground level or similar space on a structure is 25m², minimum preferred dimension is 4m	Communal open space is proposed in the form of terraces on Levels 1 and 8. It is unclear if all residents will have access to the rooftop terrace, pool etc. The applicant has not quantified the amount of communal open space, but it appears less than 25% of the site. All residential apartments are provided with private open space in the form of balconies.	Satisfactory
Orientation		
To optimise solar access to residential apartments within the development and adjacent development	The building length runs north-south, with longer elevations east and west. Private open space in the form of balconies is located on the north, east and west elevations and these would receive adequate solar access. Shadow diagrams have been provided which show reasonable solar access to adjoining properties.	Satisfactory
Planting on Structures		
Select appropriate plant species and size.	A landscape plan has been provided which shows proposed plantings on structures.	Satisfactory
Stormwater management		
• To minimise the impacts of residential development and associated works on the health and amenity of natural waterways. • To preserve existing topographic and natural features, including watercourses and wetlands. • To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction	A stormwater concept plan has been provided which is satisfactory.	Satisfactory

Standards/ controls	*Comment*	*Compliance*
activity.		
Safety		
The rule of thumb is that a formal crime risk assessment be carried out for residential developments of over 20 new dwellings.	A crime risk assessment is provided in the Statement of Environmental Effects. Adequate measures have been adopted to minimise crime risk.	Satisfactory
Visual privacy		
• To provide reasonable levels of privacy externally and internally, during the day and at night • To maximise outlook and views from principal rooms and private open space without compromising visual privacy.	The location of sensitive residential floor space is adequately separated from adjoining land uses. Commercial levels could be impacted by future development on the western property.	Future development on the car park adjoining 1 Governors Lane could compromise amenity of commercial space. Council's Design Review Panel recommends increasing the side setback to allow greater separation.
Building entry		
• To create entrances which provide a desirable residential identity for the development. • To orient the visitor • To contribute positively to the streetscape and building façade design	Council's Design Review Panel has identified improvements which could be made to Level 1 to improve legibility of the separate land uses and reinforce connections with Rawson and Regent Streets.	Council's Design Review Panel recommends revised building entry and streetscape connection.
Parking		
• To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport-public transport, bicycling and walking. • To provide adequate car parking for the building's users and visitors, depending on building type and proximity to public transport.	In its current form, the proposal provides less parking than required by WDCP 2009.	Amendment required
Pedestrian Access		
Barrier free access to at least 20% of dwellings.	All dwellings are serviced by residential lifts. Accessible entry to the building is provided.	Satisfactory

Standards / controls	*Comment*	*Compliance*
Vehicle access		
• Generally limit the width of driveways to a maximum of 6 metres. • Locate vehicle entries away from main pedestrian entries and on secondary street frontages.	The final plans represent a change from the earlier scheme to locate vehicle entry and exit on Rawson Street. The proposed location of vehicle entry is supported by Council's Design Review Panel. A 6.5m driveway is proposed on Regent Street.	Satisfactory.
Part 3 – Building Design		
Apartment layout		
• Single-aspect apartments should be limited in depth to 8m from a window • Back of a kitchen should be no more than 8m from a window • Providing open space in the form of a balcony, a terrace, a courtyard or a garden for every apartment • Locating main living areas adjacent to main private open space. • Include adequate storage space.	Apartments are located on Levels 19-25. All apartments have more than one aspect. All apartments have kitchens less than 8m from a window. All apartments have private open space in the form of balconies. All apartments have living areas adjoining balconies. All apartments have internal storage.	Satisfactory
Apartment mix		
• To provide a diversity of apartment types, which cater for different household requirements now and in the future. • To maintain equitable access to new housing by cultural and socio-economic groups.	The proposed apartments include 3 and 5 bedrooms.	Satisfactory
Balconies		
• Provide primary balconies with a minimum depth of 2m. • Developments that seek to vary from the minimum standards must demonstrate negative impacts from noise, wind cannot be mitigated with design solutions.	All apartment balconies have minimum depths exceeding 2m.	Satisfactory
Ceiling heights		
Minimum 2.7m for habitable rooms	All apartments have ceiling heights of minimum 2.7m.	Satisfactory
Flexibility		
• To encourage housing designs which meet the broadest range of the occupants' needs as possible. • To promote 'long life loose fit'	Three adaptable units are provided.	Satisfactory

Standards/ controls	*Comment*	*Compliance*
buildings, which can accommodate whole or partial change of use. • To encourage adaptive re-use.		
Ground floor apartments		
• Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. This relates to the desired streetscape and topography of the site. • Provide ground floor apartments with access to private open space, preferably as a terrace or garden.	No ground floor apartments are provided. The ground floor (Level 1) contains commercial and hotel uses.	Not applicable
Internal circulation		
In general, where units are arranged off a double loaded corridor, the number of units accessible from a single core/corridor should be limited to eight.	All residential floors have less than 8 units of a corridor.	Satisfactory
Mixed use		
Choose a compatible mix of uses	The development incorporates commercial, hotel and residential areas. These are considered suitable.	Satisfactory
Storage		
Studio apartments – $6m^3$ One-bedroom apartments – $6m^3$ Two bedroom apartments – $8m^3$ Three plus bedroom apartments – $10m^3$	All residential apartments provide internal storage in the form of linen closet and wardrobes. Additional storage is provided on Level 1 adjacent to the residential lobby.	Satisfactory
Acoustic privacy		
• Adequate separation from neighbouring buildings. • Unit arrangement to avoid noise transmission.	Adequate acoustic privacy is provided. The floor plan groups non-sensitive rooms. Minimum standards for acoustic privacy within the Building Code of Australia would apply.	Satisfactory.
Daylight access		
Living rooms and private open spaces for at least 70% of apartments should receive a minimum of three hours direct sunlight between 9am and 3pm in mid winter. In dense urban areas a minimum of 2 hours may be acceptable.	Shadow diagrams have been provided. The SEE and shadow diagrams confirm that at least 70% of residential apartments would receive 3 hrs in midwinter.	Satisfactory
Natural ventilation		
60% of residential units should be naturally cross ventilated.	All apartments have balconies which would allow for natural ventilation. Corner apartments increase opportunities for	Satisfactory

Standards/ controls	*Comment*	*Compliance*
	cross-ventilation.	
Facades		
• To ensure that new developments have facades which define and enhance the public domain and desired street character. • To ensure that building elements are integrated into the overall building form and façade design.	Council's Design Review Panel has identified opportunities of improvement, including treatment of the upper levels of the tower.	Council's Design Review Panel has recommended amendments to the proposed façade.
Roof design		
• To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings.	The final version of the plan has amended the roof level by introducing vertical columns and extending the pool roof. Council's Design Review Panel has recommended changes to the upper tower profile.	Council's Design Review Panel has recommended amendments to the tower profile.
Energy efficiency		
	A BASIX certificate has been provided.	Satisfactory
Maintenance		
To ensure long life and ease of maintenance for the development.	The proposed external finishes are acceptable. The glass walling incorporates maintenance access.	Satisfactory
Waste management		
Supply waste management plans as part of the development application.	Waste storage room is located on Basement Level 2.	Satisfactory
Water conservation		
• To reduce mains consumption of potable water. • To reduce the quantity of stormwater run off.	A BASIX certificate has been provided.	Satisfactory

2. WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

CHAPTER D13 – WOLLONGONG CITY CENTRE

The site is located within the Wollongong City Centre, as defined in WLEP 2009 and WDCP 2009. Chapter D13 applies to the development and prevails over other parts of the DCP where there is any inconsistency. Relevant provisions are addressed below.

2 Building form

Objectives/ controls	*Comment*	*Compliance*
2.1 General		
Building form and character refers to he	proposed design incorporates	Council's

Objectives/controls	*Comment*	*Compliance*
the individual elements of building design that collectively contribute to the character and appearance of the built environment. Wollongong City Centre LEP includes provisions for land use, building heights and sun access planes, floor space ratio and design excellence. The building form provisions are intended to encourage high quality design for new buildings, balancing character of Wollongong with innovation and creativity. The resulting built form and character of new development should contribute to an attractive public domain in central Wollongong and produce a desirable setting for its intended uses.	height and separation not in accordance with WLEP 2009. Amendments to the design to reduce floor space have resulted in questionable internal amenity and useability. Council's Design Review Panel has viewed all three versions of the development and in their final comments, has recommended further changes needed in order for the development to satisfy design excellence requirements of WLEP 2009.	Design Review Panel has recommended refinement to the proposed design.
2.2 Building to street alignment and street setbacks		
B3 zone: Nil setback at ground level 4m minimum setback above street frontage height	Levels 1-7 constitute street frontage height and have a nil setback. Above Level 7, the building is setback minimum 4m.	Satisfactory
2.3 Street frontage heights in commercial core		
Street frontage heights of 12-24m are required.	The proposed street frontage height is 23.8m is proposed	Satisfactory
2.4 Building depth and bulk		
Maximum 1200m² floor plate size for non-residential is above 24m Maximum 900m² floor plate size for residential above 24m Maximum 25m building depth for non residential Maximum 18m building depth residential	The proposed building incorporates a wider footprint on the lower levels, with smaller upper levels of the tower. Maximum building depth is approximately 45m (commercial) and 21m (residential). The proposed footprint is considered able to provide light and ventilation and respond to the proposed mix of land uses.	Satisfactory
2.5 Side and rear building setbacks and building separation		
Up to street frontage heights: Nil side and rear setback *Residential uses (habitable rooms) between street frontage height and 45m:* 12m side and rear setback *All uses (including non-habitable residential) between street frontage height and 45m:* 6m side and rear setback	The building footprint and consequential setbacks vary in response to angled allotment boundaries and the building design (screens, terraces etc.). Up to street frontage heights: Nil side and rear setbacks Residential uses (habitable rooms)	Council's Design Review Panel recommend increased setbacks

Objectives/controls	*Comment*	*Compliance*
All uses above 45m: 14m side and rear setback	between street frontage height and 45m: Not applicable as no residential uses All uses (including non-habitable residential) between street frontage height and 45m (ie. Levels 8-14): west side minimum 3m; north side 3.39m. All uses above 45m (ie. Levels 15-25): west side Level 15 3m, Levels 16-25 approx. 19m; north side approx. 13m Variations above Level 8 are considered satisfactory, as there are no directly adjoining buildings at a comparable height. Council's Design Review Panel recommends increased west side setbacks to the commercial areas on Levels 1 and 4-6.	
2.6 Mixed used buildings		
Minimum 3.3m ceiling heights for commercial space Separate commercial service areas from residential access Locate clearly demarcated residential entries from the public street	Commercial ceiling heights are 3.3m Basement Level 1 separates residential and service areas The residential entry on Level 1 may require additional emphasis.	Satisfactory
2.7 Deep soil zone		
Minimum 15% of site area shall be deep soil zone For a residential component of mixed use buildings, required deep soil zone may be reduced.	15% of 3648.3m^2 = 547.24m^2 The applicant has not quantified the deep soil provided, however it appears less than 15%. The residential component of the building equates to 20.9% of the overall development and a reduction is considered reasonable. Council's landscape officer has no objection.	Satisfactory
2.8 Landscape design		
A landscape plan must be provided.	Council's landscape officer has no objection	Satisfactory
2.9 Planting on structures		
Provide soil depth appropriate for plant type and structure	Council's landscape officer has no objection	Satisfactory

3 Pedestrian amenity

Objectives/controls	*Comment*	*Compliance*

3.3 Active street frontages		
Residential developments are to provide a clear street address and direct pedestrian access off the primary street front, and allow for residents to overlook all surrounding streets	The Level plan shows a shop, concourse and airlocks on the Regent Street frontage. It is unclear if the commercial space would incorporate active uses at the Rawson Street edge. Greater exposure to the street would enhance connections between the building and public domain.	Council's Design Review Panel identified improvements which should be made at street level.
3.4 Safety and security		
Ensure adequate lighting, surveillance and good lines of sight. Provide security access where required.	Crime prevention is addressed in the Statement of Environmental Effects. Adequate access controls, separation of land uses are proposed.	Satisfactory
3.5 Awnings		
Continuous street awnings are required for both Rawson and Regent Street frontages	Continuous street awnings are not provided. The Statement of Environmental Effects does not address provision of awnings. Use of awnings would improve pedestrian amenity.	Amendment recommended
3.6 Vehicular footpath crossings		
One vehicle access point only will generally be permitted.	One combined entry/exit is located on Regent Street. A porte cochere/drop off and valet parking area is provided on Rawson Street. Council's traffic engineer has no objection to the proposal.	Satisfactory
3.8 Building exteriors		
Adjoining buildings should be considered. Balconies should be provided. External walls should be articulated. External materials should be of high quality and durable.	A schedule of external finishes has been provided (Plan DA40-C) and is satisfactory	Satisfactory
3.10 Views and view corridors		
Maintain and enhance views to the foreshore and escarpment, where practical.	The site is located within the distant panoramic view corridor identified in figure 3.12. The proposed height is not considered significant in terms of impact. More important is the general building form. The tower will be a prominent feature in the skyline. The treatment of the	Council's Design Review Panel identified improvements which should be made at street level and to the tower profile.

	Rawson/Regent corner is critical as it would be the initial view of pedestrians approaching from Crown Lane.	

4 Access, parking and servicing

Objectives/controls	*Comment*	*Compliance*
4.2 Pedestrian access and mobility		
Main building entry should be clearly visible.	The land slopes down from Rawson Street towards the north.	Council's Design Review Panel identified improvements which should be made at street level.
Development must provide at least one main pedestrian entrance with convenient barrier free access in all developments to at least the ground floor.	Several building entry points are proposed, however greater emphasis could be provided to improve legibility.	
	Barrier free access is provided.	
Development must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.		
Building entrance levels and footpaths must comply with the longitudinal and cross grades specified in AS 1428.1:2001, AS/NZS 2890.1:2004 and the Disability Discrimination Act.		
4.3 Vehicular driveways and manoeuvring areas		
All vehicles must enter and exit in forward direction with maximum 3-point turn.	Council's traffic engineer has no objection to the proposed driveways.	Satisfactory
Driveway widths and dimensions and car space widths and dimensions must comply with Australian Standards.	The hotel use proposes stacked/valet parking which is acceptable, however the hotel operator may find it difficult to manage.	
Semi-pervious materials on driveway to provide for stormwater filtration.		
4.4 On-site parking		
Parking must be on-site and meet AS2890.1 2004 (as amended).	Parking is discussed in the report. A shortfall has been identified.	Amendment recommended
4.5 Site facilities and services		
Provide mailboxes in one accessible location.	Details of mailboxes have not been provided, but could be addressed in construction plans.	Satisfactory
Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures: i) Away from the street frontage, and	Waste storage is proposed on Basement Level 1. Servicing is required to be effected by a medium or hard rigid vehicle.	
ii) Integrated into the roof scape design	Utility connection may be finalised at construction phase.	
All development is to adequately accommodate waste handling and storage on-site.		

The development must ensure that adequate provision has been made for all essential services including water, sewerage, electricity and telecommunications and stormwater drainage.		

5 Environmental management

Objectives/controls	*Comment*	*Compliance*
5.2 Energy efficiency and conservation		
New dwellings are to comply with SEPP (BASIX)	A BASIX certificate has been provided	Satisfactory
5.3 Water conservation		
New dwellings are to comply with SEPP (BASIX)	A BASIX certificate has been provided	Satisfactory
5.4 Reflectivity		
Visible light reflectivity from building materials used on facades of new buildings should not exceed 20%.	A light reflectivity report has been provided, which concludes that with specific treatment, reflectivity would be at acceptable levels. Conditions of consent could incorporate these recommendations.	Satisfactory
5.5 Wind mitigation		
For buildings over 32m, a wind effects report is required.	A wind effects report has been provided. The propose building is satisfactory in relation to wind conditions.	Satisfactory
5.6 Waste and recycling		
A site waste minimisation and management plan is required.	A site waste minimisation and management plan has been provided.	Satisfactory

6 Residential development standards

Objectives/controls	*Comment*	*Compliance*
6.1 SEPP 65 and residential flat design code		
SEPP 65 controls are adopted	Refer SEPP 65 discussion	Refer SEPP 65
6.2 Housing choice and mix		
Minimum 10% of all units are to be capable of adaptation	3 (i.e. 13%) units are adaptable	Satisfactory
6.6 Basement Carparks		
The roof of any basement podium, measured to the top of any solid wall located on the podium, must not be greater than 1.2m above natural or finished ground level, when measured at	The basement levels are integrated into the base of the tower. A shortfall of parking spaces has been identified. Services are shown on each	Satisfactory

Objectives / controls	*Comment*	*Compliance*
any point on the outside walls of the building. Where height of basement podium is less than 1.2m above ground level, the basement may be located on the boundary. Any portion which exceeds 1.2m, must be set back from boundaries by a ratio of 1:1, with a minimum setback of 1.5m. Ventilation structures and air conditioning ducts must be located away from windows of habitable rooms and private open space areas. Basements must be protected from inundation by 100-year ARI flood levels.	basement level. Detailed specifications of ventilation structures has not been provided, however residential apartments are located on Levels 19-25 and are not expected to experience ventilation noise or odour. The land is not identified as flood affected.	
6.7 Communal open space		
Minimum 5m² of communal open space is required for each apartment in developments containing more than 10 apartments	23 apartments are proposed i.e. 115m². The amount of communal open space has not been quantified, however appears less than 115m and would be accessible to hotel guests also. This is considered satisfactory as each apartment provides private open space in excess of the minimum required and additional hotel recreation facilities would be available to residents.	Satisfactory
6.8 Private open space		
Private open space in the form of balcony or terrace is required for each apartment	All residential apartments are provided with private open space in the form of balconies.	Satisfactory
6.9 Overshadowing		
Adjacent residential buildings and their public spaces must receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June. The design of the development must have regard to the existing and proposed level of sunlight which is received by living areas and private open space areas of adjacent dwellings. Sensitive design must aim to retain the maximum amount of sunlight for adjacent residents. Council will place greatest emphasis on the retention of sunlight within the lower density residential areas. In areas undergoing change, the impact of overshadowing on development likely to be built on adjoining sites must be	Shadow diagrams have been provided. These show shadowing would extend west of the Illawarra rail line, south to Crown Street and south-east to Kenny Street. Detailed analysis of the existing solar access to all residential properties within this range has not been provided. However, the high density urban location has been taken into account. The residential building at 1 Governors Lane would receive 3 hours of sunlight as required. If a future development was constructed on 6-8 Regent Street in the current car park location, the residential building at 1 Governors Lane may	Satisfactory

Objectives/controls	*Comment*	*Compliance*
considered, in addition to the impacts on existing development.	experience further shadowing.	
6.10 Solar access		
Shading devices should be utilised where necessary, particularly where windows of habitable rooms are located on the western elevation. The living rooms and private open space of at least 70% of apartments should receive a minimum of three hours of direct sunlight between 9.00am and 3.00pm. The number of single aspect apartments with a southerly aspect (south-westerly to south-easterly) is limited to a maximum of 10% of the total number of apartments proposed.	Shading devices are proposed. At least 70% of apartments achieve the requires solar access. No apartments are single aspect.	Satisfactory
6.11 Natural ventilation		
A minimum of sixty percent (60%) of all residential apartments shall be naturally cross ventilated.	All apartments have balconies which would allow for natural ventilation. Corner apartments increase opportunities for cross-ventilation.	Satisfactory
6.12 Visual privacy		
The internal layout of buildings should be designed to minimise any direct overlooking impacts occurring upon habitable rooms and private balcony/open space courtyards, wherever possible by separating communal open space and public domain areas from windows of rooms, particularly sleeping room and living room areas.	Residential apartments are located on Levels 19-25. Communal open space is not located on these levels.	Satisfactory
8 Works in the public domain		
Any works within the public domain are to be in accordance with the Public Domain Technical Manual (Appendix 2 WDCP 2009)	Council's landscape officer has reviewed the proposed public domain works and has no objection.	Satisfactory