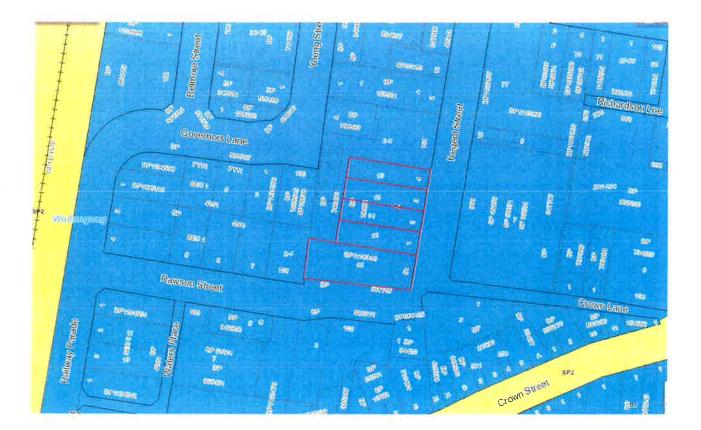
ATTACHMENT 1

ATTACHMENT 1 – Aerial Photograph



ATTACHMENT 2

ATTACHMENT 2 – Wollongong Local Environmental Plan 2009 zoning map



ATTACHMENT 3

VER V
Y O L
イCノ
Ш С С
Ш С

ssue Date Drawn By Approve

Drawing List Sheet Nume

> Hev Sheet

1

DARDIC TITLE SHEET ZETIVID DCL SH PR DARDIC SITE ANMAUSIS PLAN ZETIVID DCL SH PR DARDIC SITE ANAU ZETIVID DCL SH PR DARDIC SITE ANAU ZETIVID DCL SH PR DARDIC SITE ANAU ZETIVID DCL SH PR DARDIC RESERVENT - CONVERTICUL CARPARK DTO SH PR PR DARDIC RESERVENT - CONVERTICUL CARPARK DTO SH PR PR DARDIC RESERVENT - CONVERTICUL CARPARK DTO SH PR PR DARDIC RESERVENT - CONVERTICUL CARPARK DTO SH PR	DATIB Children DATIB PRIVINS DATIB PRIVINS DATIB PRIVINS DATIB PRIVINS DATIB PRIVINS DATIB PRIVINS DATIS PRIVINS PRIVINS P	

1		Drawing List			
Sheet	Rev	Sheet Name	Issue Date Drawn By	Drawn By	Approved
DA27[0		ACCESSIBLE LAYOUTS	01.06.14	DC&SH	8d
DA28 C	0	RESIDENTIAL SUB PENTHOUSE	01.06.14	DC & SH	BR
DA29 C		PENTHOUSE	01.06.14	DC & SH	ВЧ
DA30	0	ROOF	01.06.14	DCASH	æ
DA31 C	0	NORTH	01.06.14	DC&SH	Bq
DAGE	0	EAST	01.06.14	DC&SH	Æ
DA33 C		SOUTH	01.05.14	DCASH	PB
DA34	0	WEST	01.05.14	DC & SH	Вd
DASSIC		SECTION A.A	01.05.14	DC & SH	PR
DA36 C		SECTION 8-B	01 05 14	DC & SH	Hd
DA37 (0	SECTION C/C	01.05.14	DC & SH	æ
DA38 C		SHADOW DIAGRAMS SUMMER	01.05.14	DC & SH	æ
DA99/C	0	SHADOW DMGRAMS WINTER	01.06.14	DC & SH	Æ
DA40 C		FINSHES SCHEDULE	01 05 14	DC & SH	Вd
DA41 (0	COMMERCIAL SCREEN DETAIL	01.06.14	DC & SH	æ
DA42 (0	PHOTOWOWTAGES	01.06.14	HS	æ
DA43 C	0	PHOTOMONTAGES	01.06.14	HS	Æ
DA44 C	0	30	01.06.14	DC & SH	64
DA45 C	0	30	01.05.14	DC & SH	
DA46 C	0	CLAZING OVERSHOOT DETAIL	01 05 14	5	Æ
DA47 C	0	DETAIL SECTIONS 1	01 06 14	HS	Нd
DA46 C	0	FACADE VIEW	01 06 14	HS	PR
DA49	0	REGENTIANNSON STREET FRONTAGE	01 06 14	HS	Вd
DASSIC	0	PERSPECTIVE MAGES	01.06.14	あ	Hd

DEVELOPMENT INFORMATION 10-18 REGENT STREET, WOLLONGONG

3648.3m² SITE AREA- FLOOR SPACE:-COMMERCIAL-RESIDENTIAL-HOTEL-

4124.5m²- 20.6% 4178.9m²- 20.9% 11676.8m²- 58.5%

TOTAL FLOOR AREA- 19 980.2m²

SITE LOCATION

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

543.0m² 997.7m² LANDSCAPED AREA REQUIRED LANDSCAPED AREA PROVIDED CARPARKING: COMMERCIAL-RESIDENTIAL-HOTEL-

TOTAL 329 SPACES 69 SPACES 49 SPACES + 6 VISITOR 147 SPACES + 40 VALET

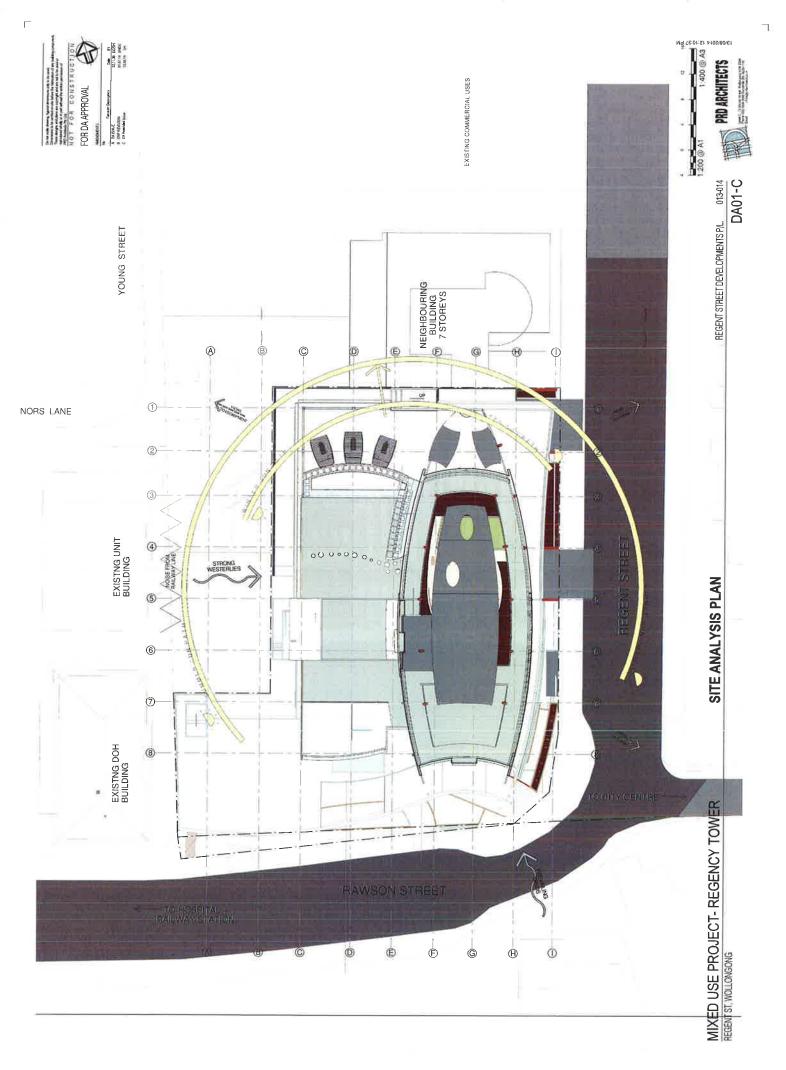
HOTEL ROOMS-163 HOTEL ROOMS 27 SUITES

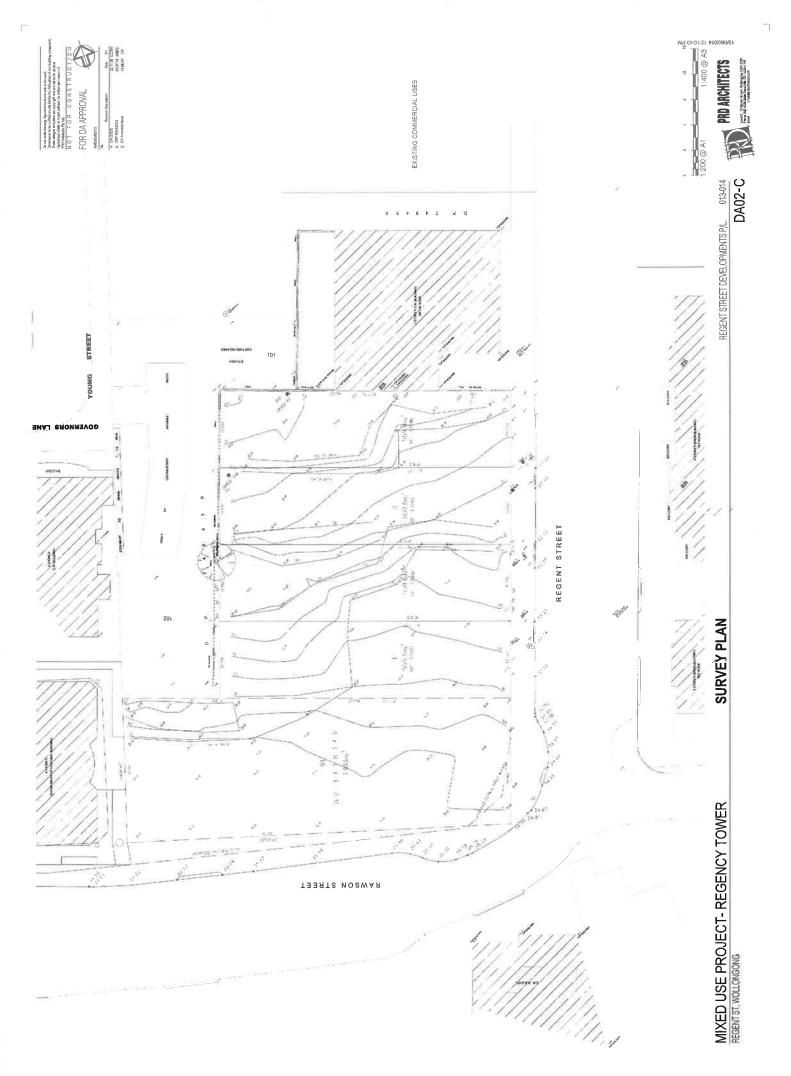
RESIDENCES-20 x 3 BEDROOM APARTMENTS 2 SUB PENTHOUSES PENTHOUSE

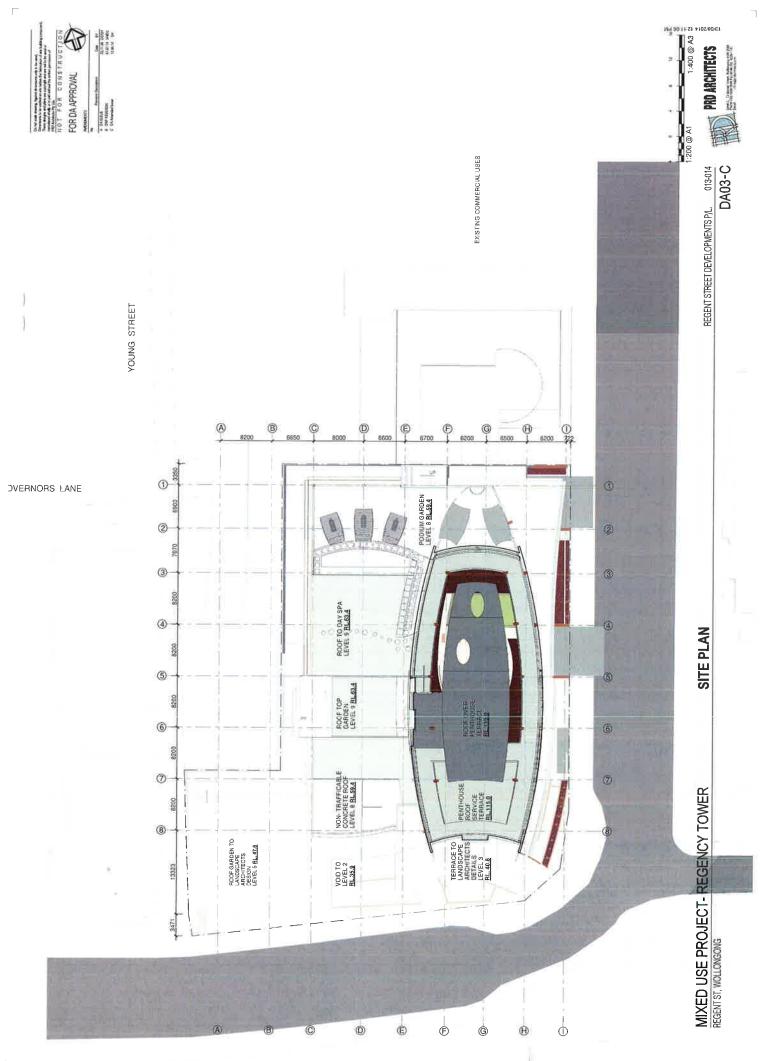


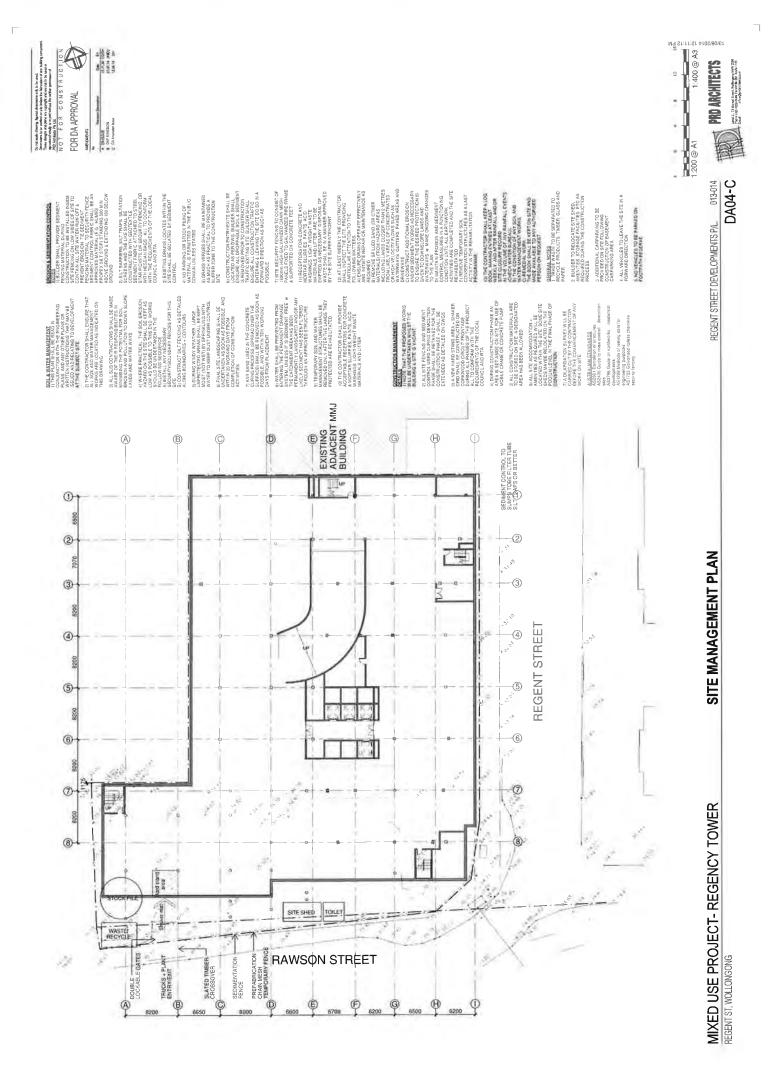
-

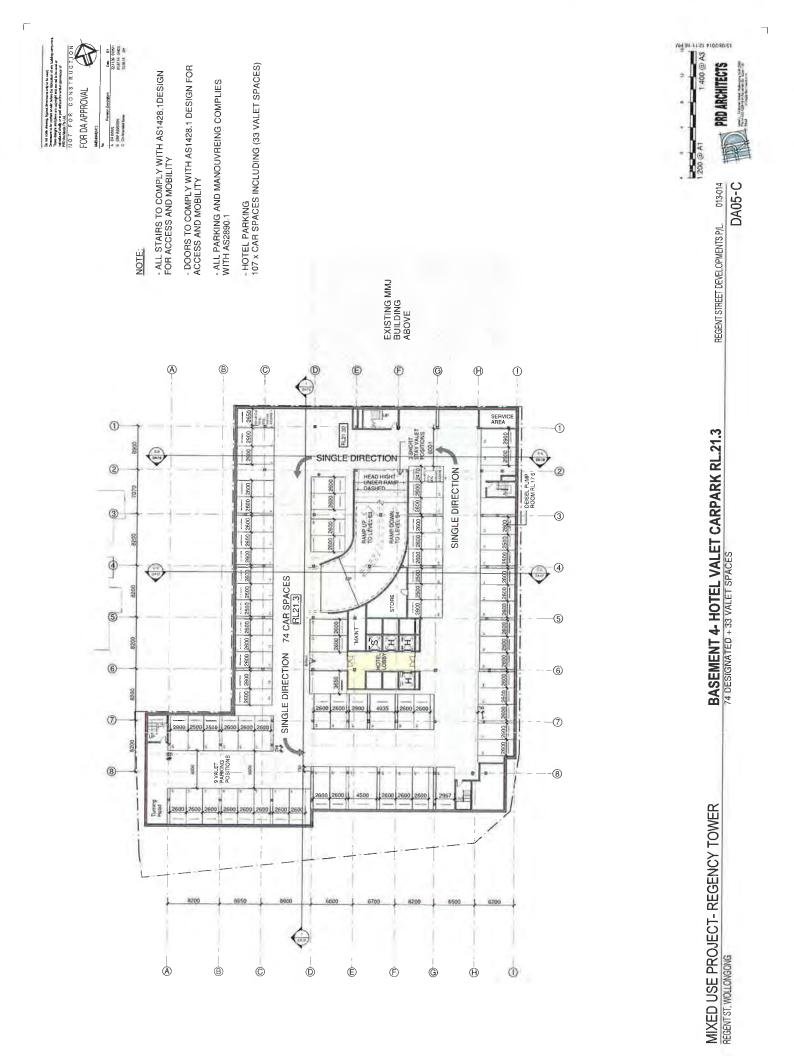
٦

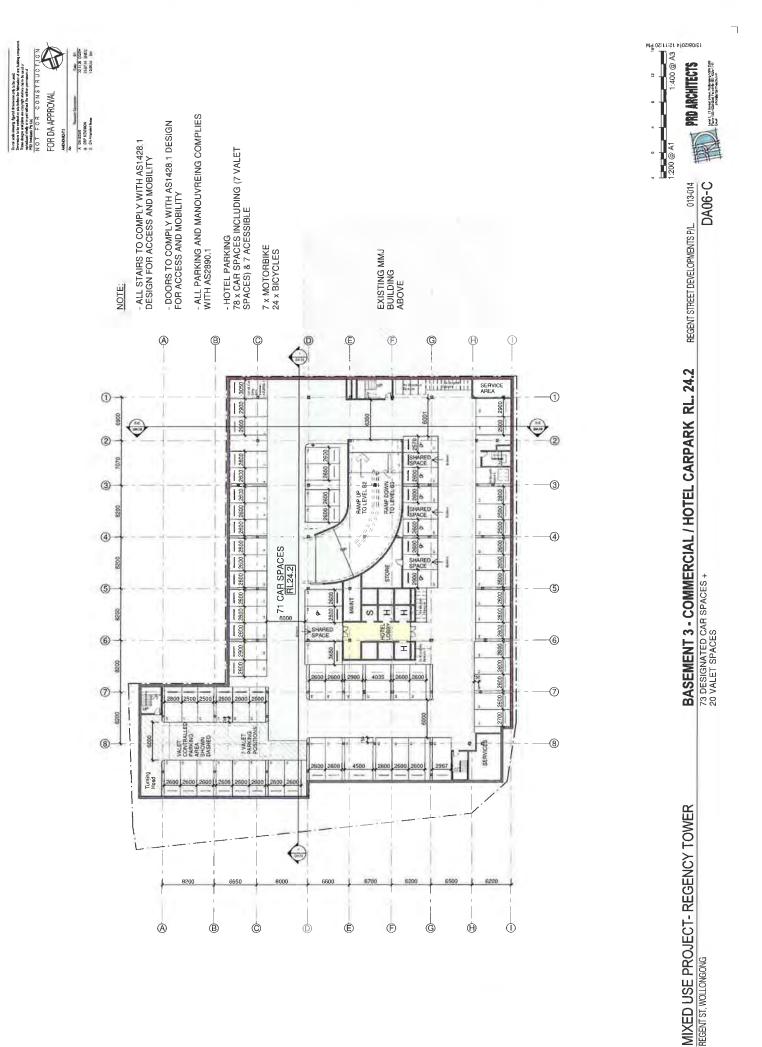




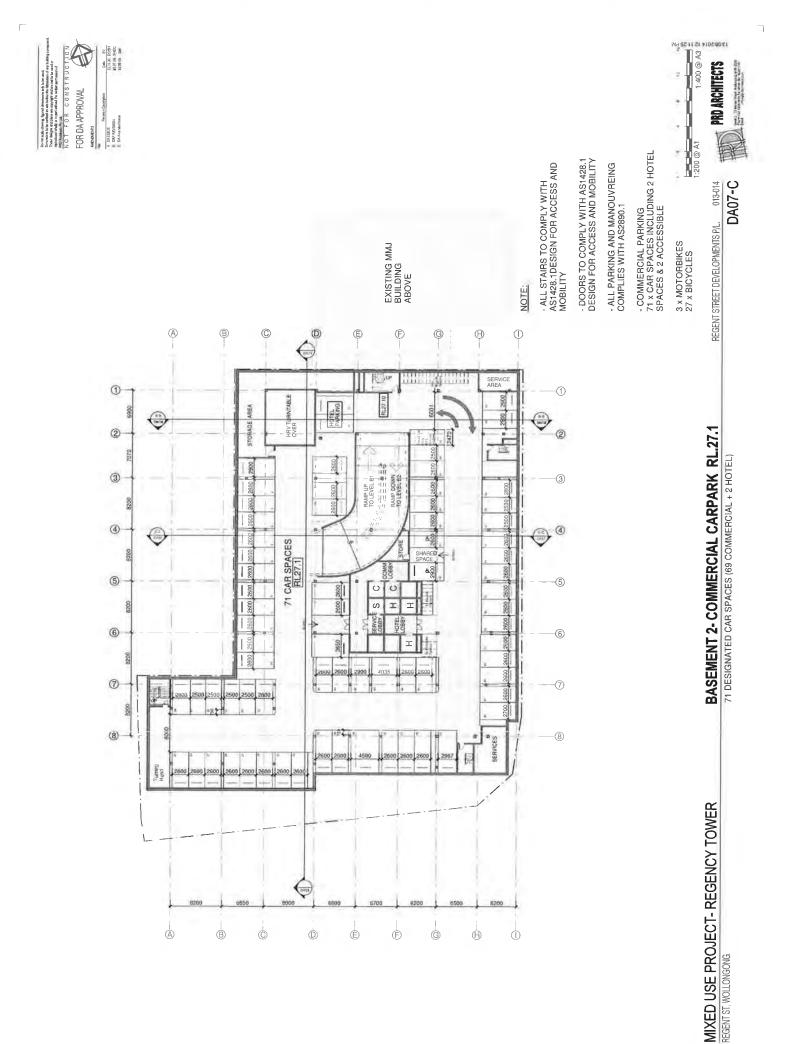




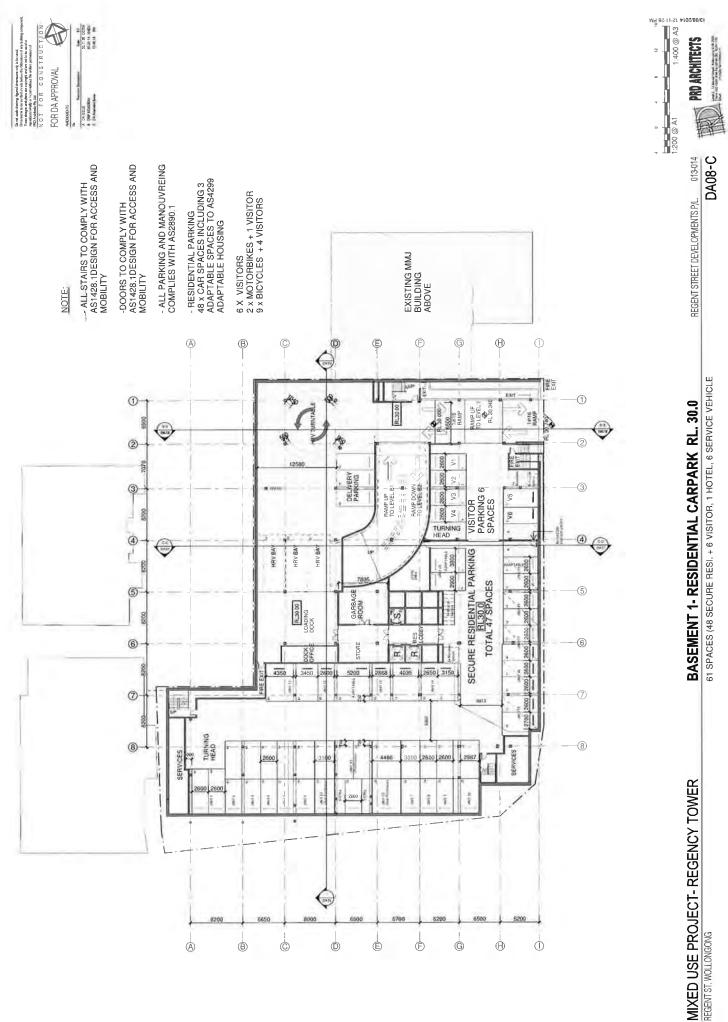


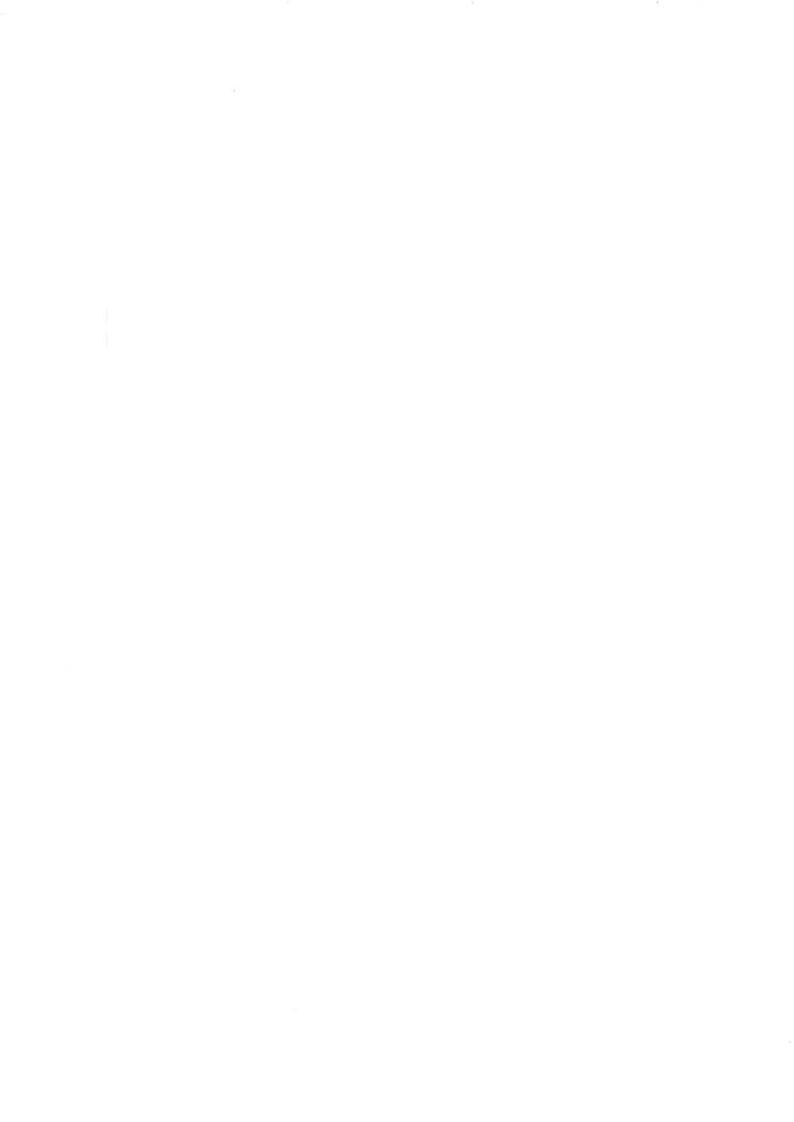


Γ

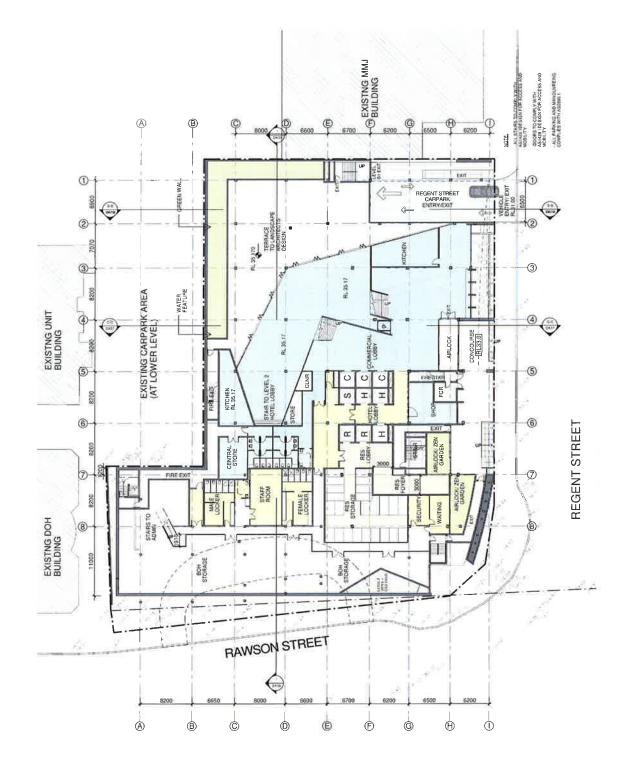


_]











LEVEL 1- COMMERCIAL LOBBY + HOTEL BOH

MIXED USE PROJECT- REGENCY TOWER REGENT ST, WOLLONGONG

PRO ARCHITECTS

Nig 96 11:21 p102/80/61

1:400 @ A3

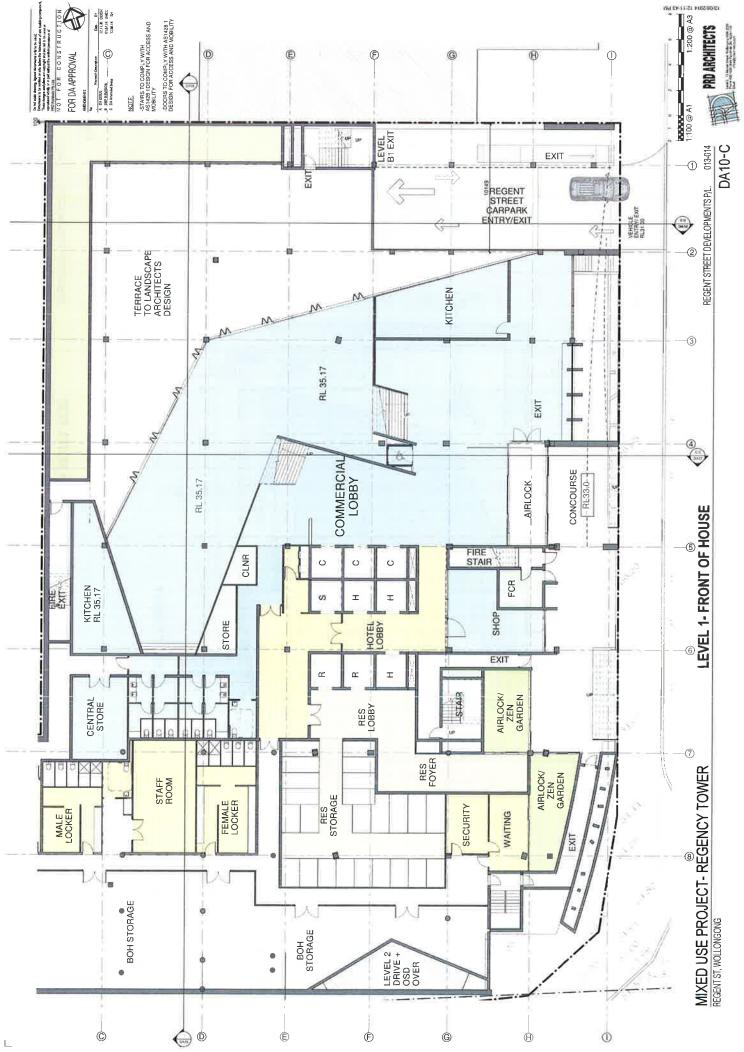
1:200 @ A1

2

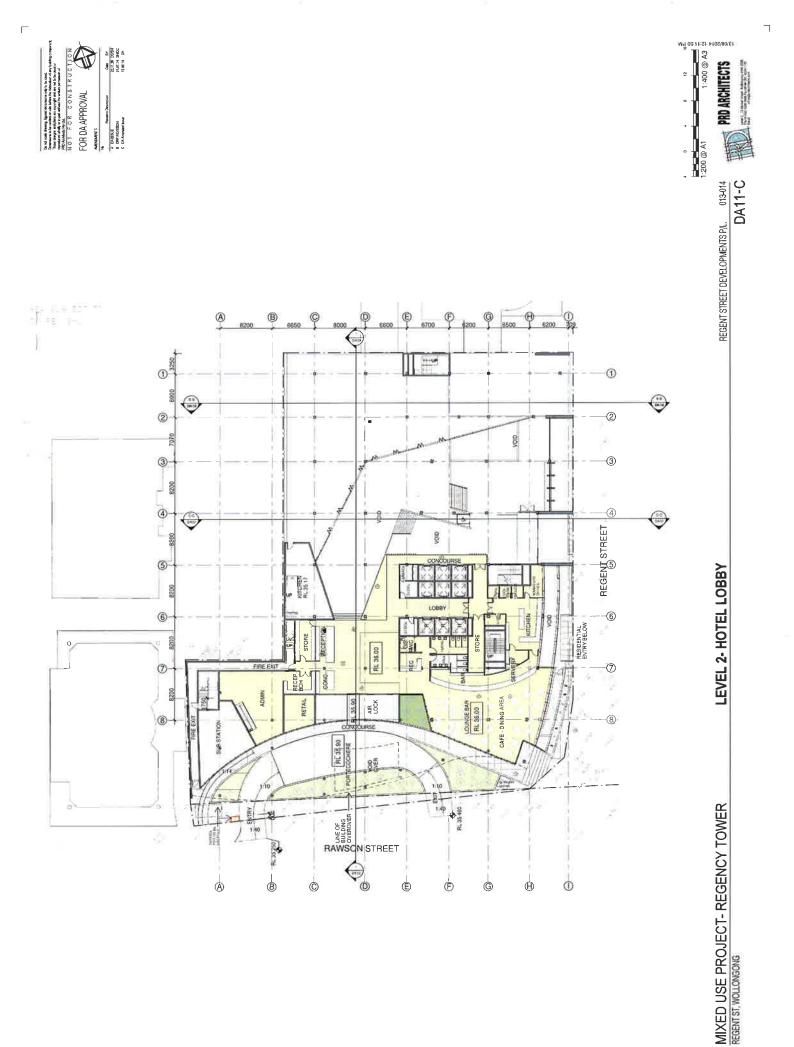
....

÷,

ì



Г

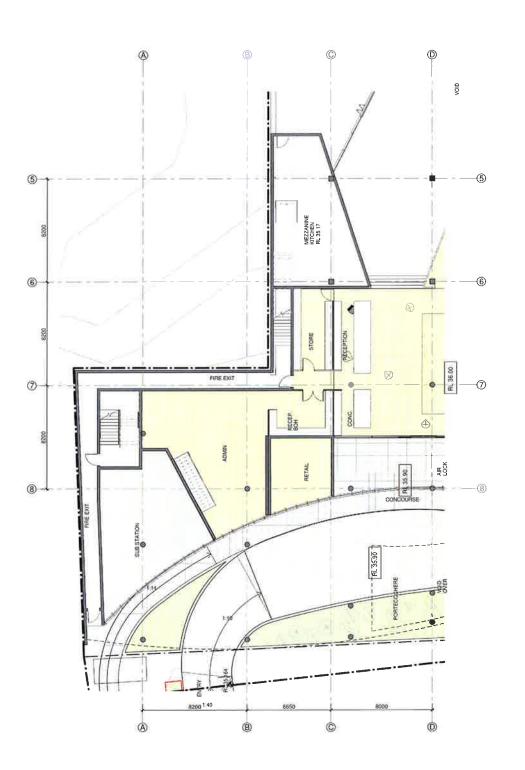


L_



ĩ	T	IZ,	x		1	R ¥ a			
	and any building	UCTIO	9	2	8	22,11.30 DCFH 01.07 14 SHOC 13.06.14 SH		SS AND	IS1428 1 AOBILITY
	Do red scale charreng figurati charamento och in by uned. Dressense le 2a volden des stat baden Po thissattera di ave bo Times danger and given aver assymptif and aver mil to ja suad as predized verdig var synd schlaud Uts william paramentera d	CONSTRUCTION	VAL		1			-STAIRS TO COMPLY WITH AS1428 1DESIGN FOR ACCESS AND MOBILITY	-DCORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY
	ang tandan ki sebata ki se	FOR C	FOR DA APPROVAL			ilon direc		TO COMP DESIGN F	TO COMP FOR ACCI
- 1	Denote the bar Denote of the bar The second of the bar RED Architect	NOTF	FOR DA	AND/ONENTS	£	A DAISSUE B DRP REVISION C DAAmended lane	NOTE.	-STAIRS 1 AS1428 1 MOBILITY	DESIGN

F



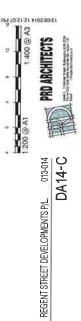
13/08/2014 12:12:01 PM HERE PRD ARCHITECTS A part of the state of the stat 2 5 ° 1:100@A1 DA13-C REGENT STREET DEVELOPMENTS P/L. 013-014

4 ~

LEVEL 2 BACK OF HOUSE

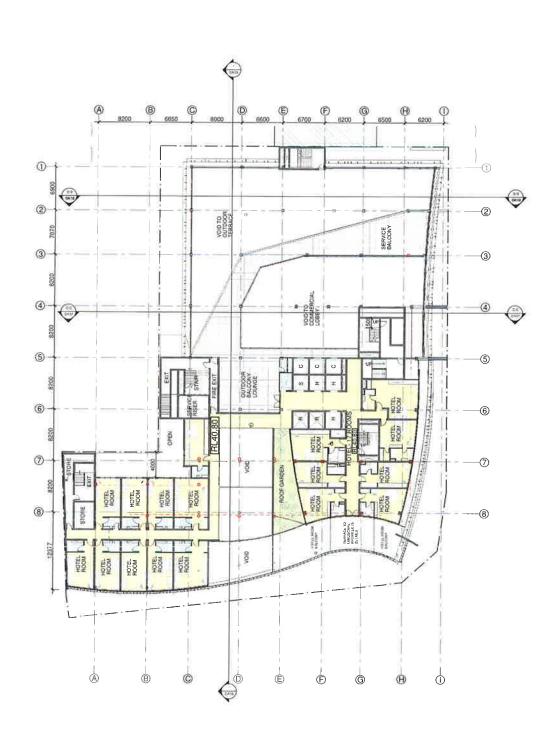
MIXED USE PROJECT- REGENCY TOWER REGENT ST. WOLLONGONG



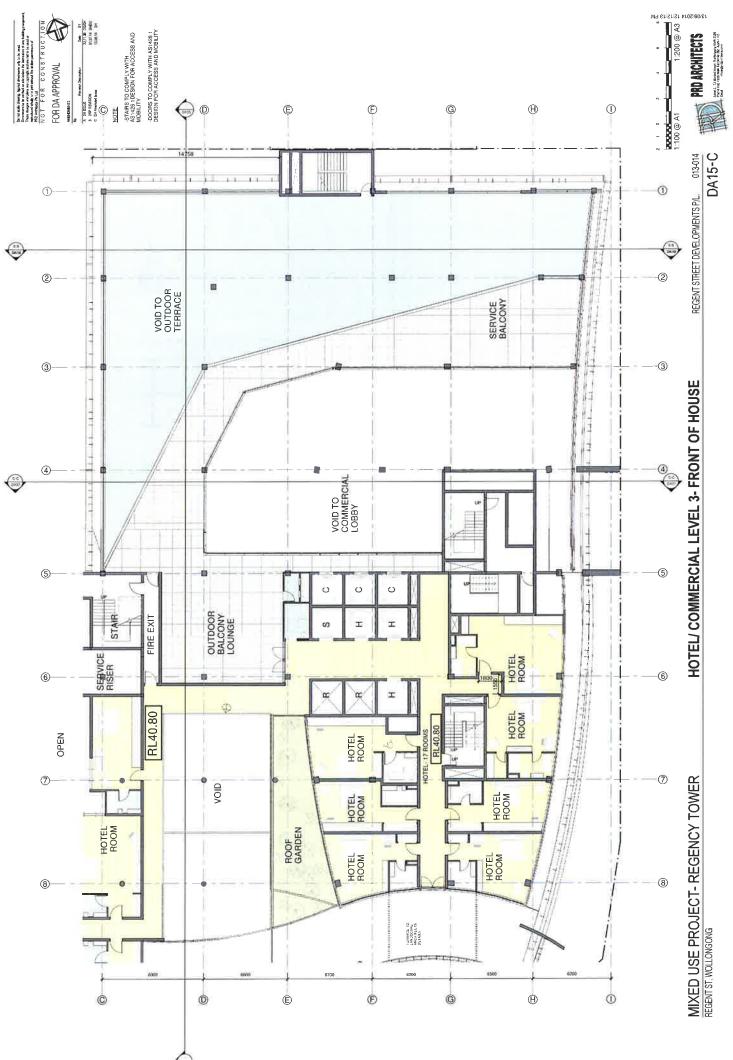




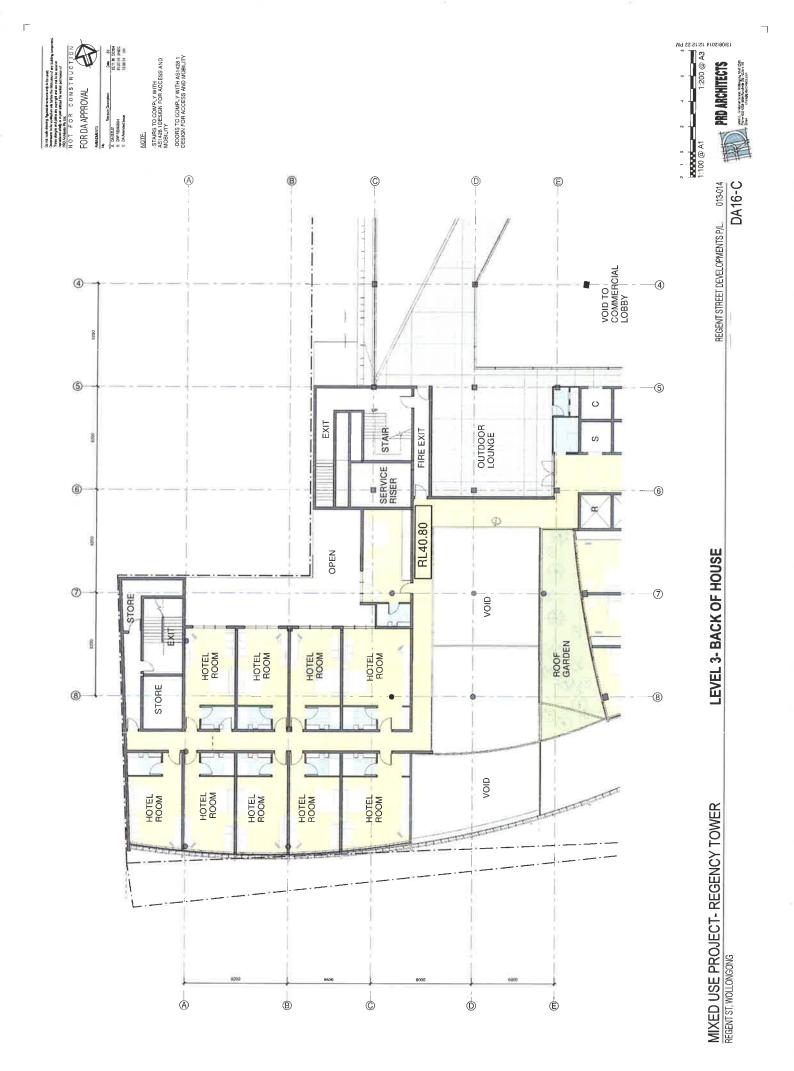
MIXED USE PROJECT- REGENCY TOWER REGENT ST, WOLLONGONG



Γ



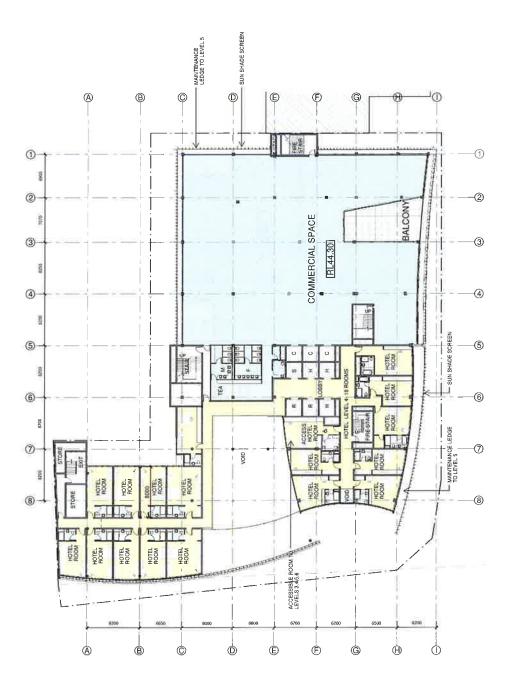
Γ



Ł

1





DOMS REGENT STREET DEVELOPMENTS P/L 013-014 DA17-C

HOTEL/ COMMERCIAL- LEVEL 4-18 ROOMS

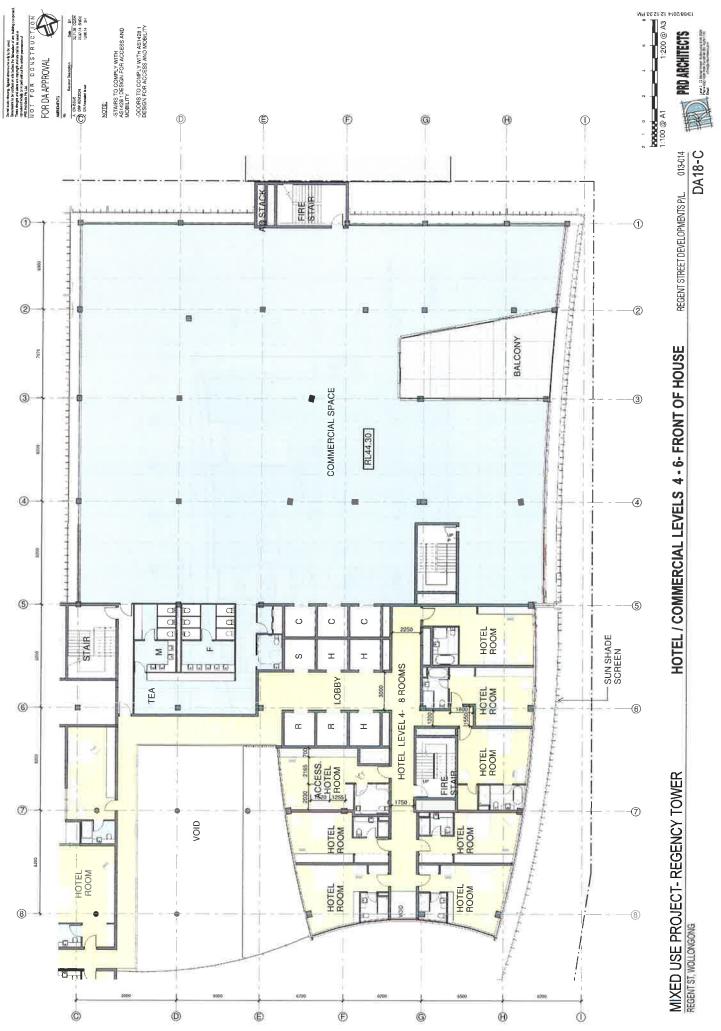
MIXED USE PROJECT- REGENCY TOWER REGENT ST, WOLLONGONG Ъ

13:08:2014 12:12:28 PM

1:200 @ A1

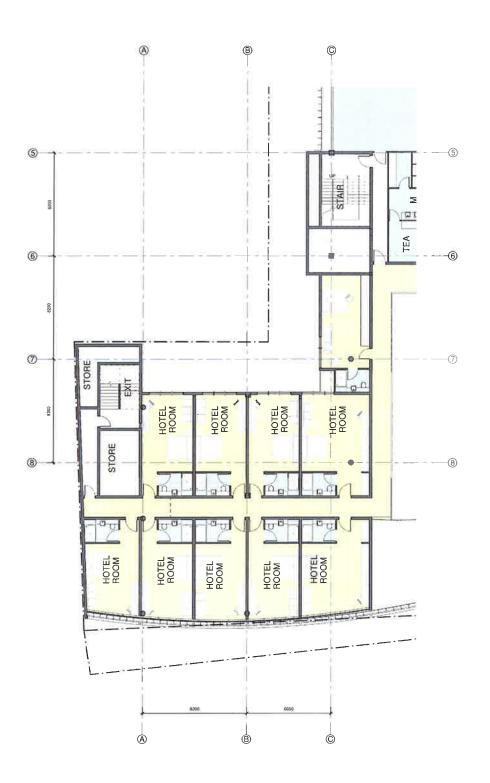
8

PRD ARCHITECTS



L...





PRD ARCHITECTS 1:100 @ A1 REGENT STREET DEVELOPMENTS P/L 013-014 DA19-C

HOTEL/ COMMERCIAL LEVEL 4 - BACK OF HOUSE

MIXED USE PROJECT- REGENCY TOWER REGENT ST, WOLLONGONG

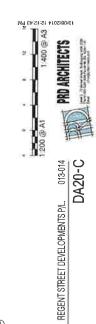
19/08/2014 12:15:15 6W

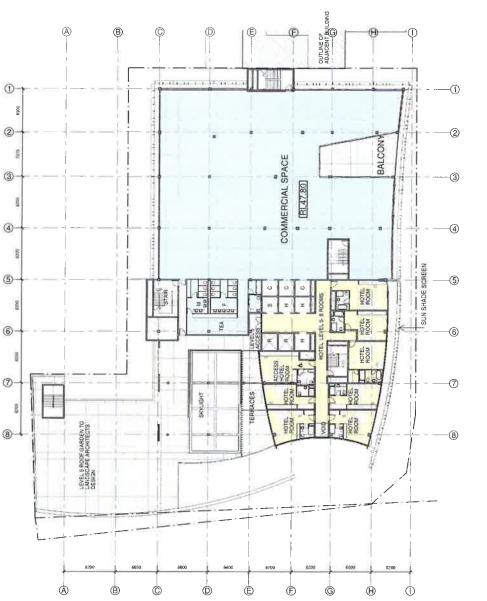
7

ы

2 1 0

	ALL NO.	IS AND 51428 1 0BILITY
NOT FOR CONSTRUCTION	Among	N <u>OLE:</u> STAIRS DO COMPLY WITH STAIRS DESIGN FOR ACCESS AND MOBILITY DOORS TO COMPLY WITH AS1428 1 DOORS TO COMPLY WITH AS1428 1 DESIGN FOR ACCESS AND MOBILITY
	Na DeP RENSION DA Ameridad III	-STAIR AS1428 MOBIL -DOOR



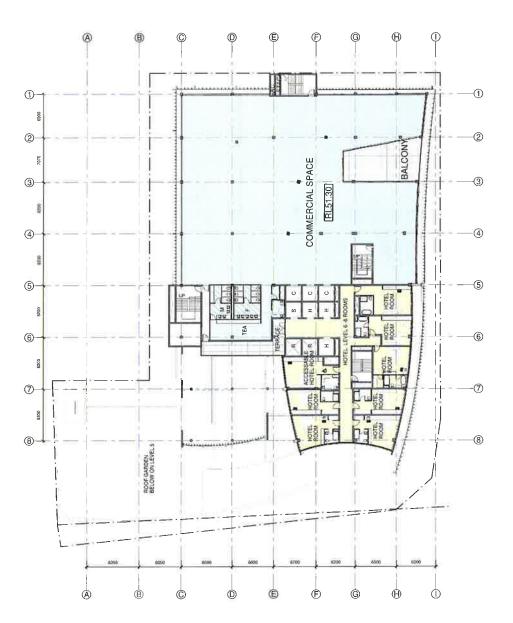


REGENCY TOWER HOTEL/ COMMERCIAL LEVEL 5, 8 ROOMS

MIXED USE PROJECT- REGENCY TOWER REGENT ST. WOLLONGONG

Γ





PRD ARCHITECTS **PRD ARCHITECTS** 1:200 @ A1 REGENT STREET DEVELOPMENTS P/L. 013-014 DA21-C

13 09/5014 15:15:49 BW

1:400 @ A3

0

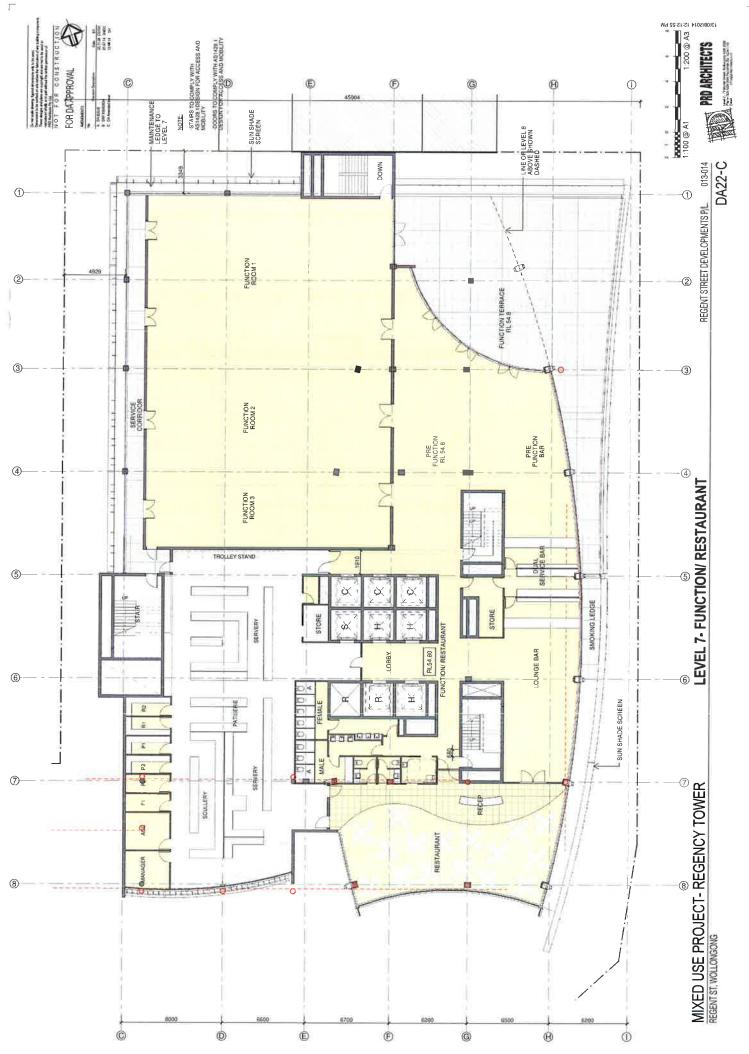
-0 Ŧ

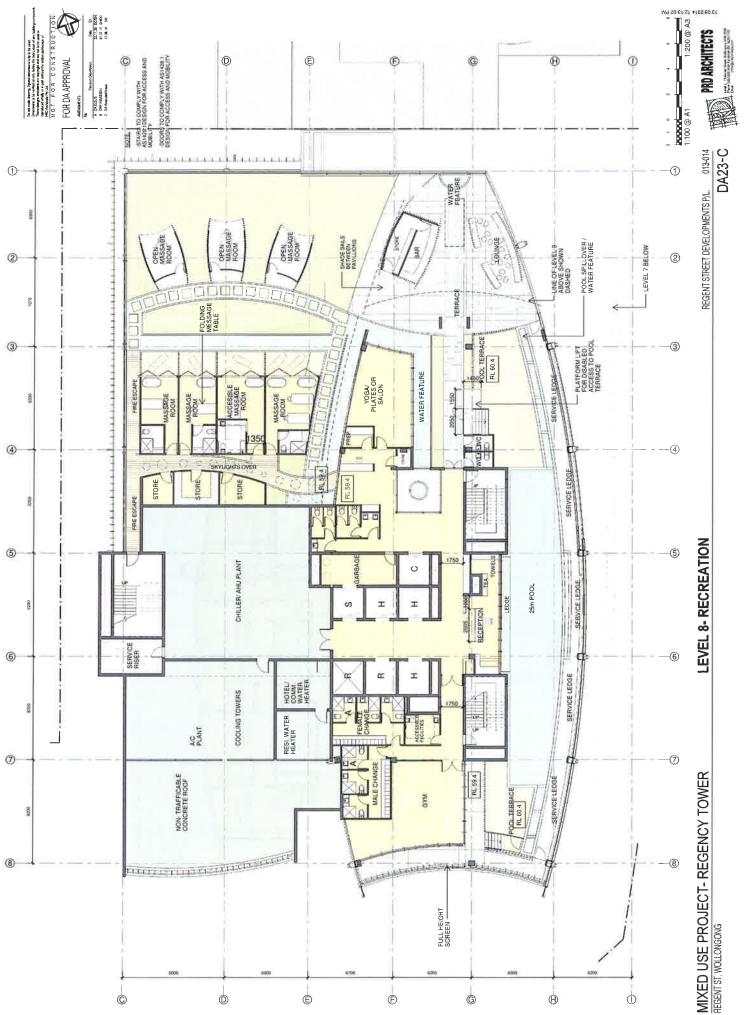
¢

٦

HOTEL/ COMMERCIAL LEVEL 6, 8 ROOMS

MIXED USE PROJECT- REGENCY TOWER REGENT ST, WOLLONGONG



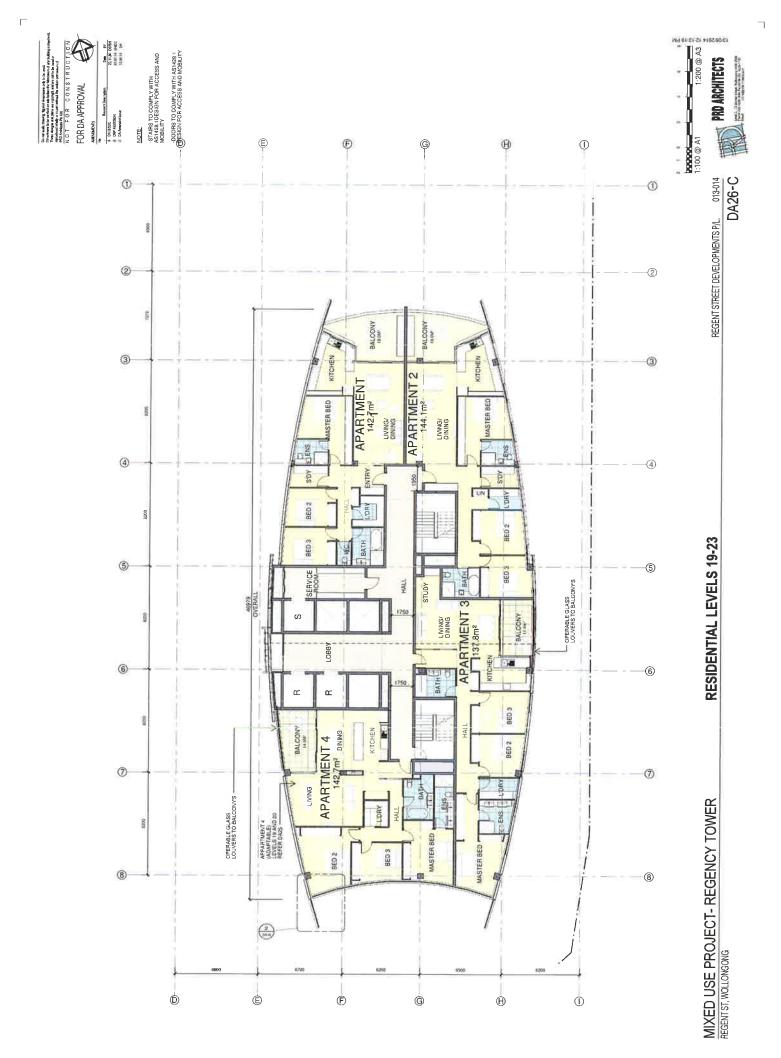


-1



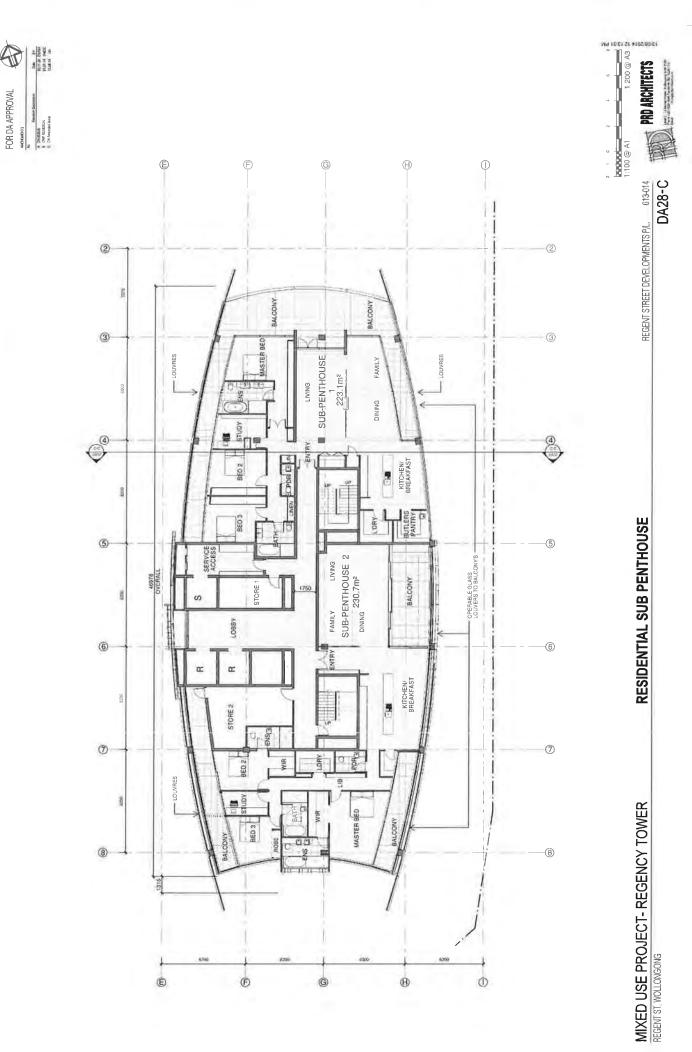


Г

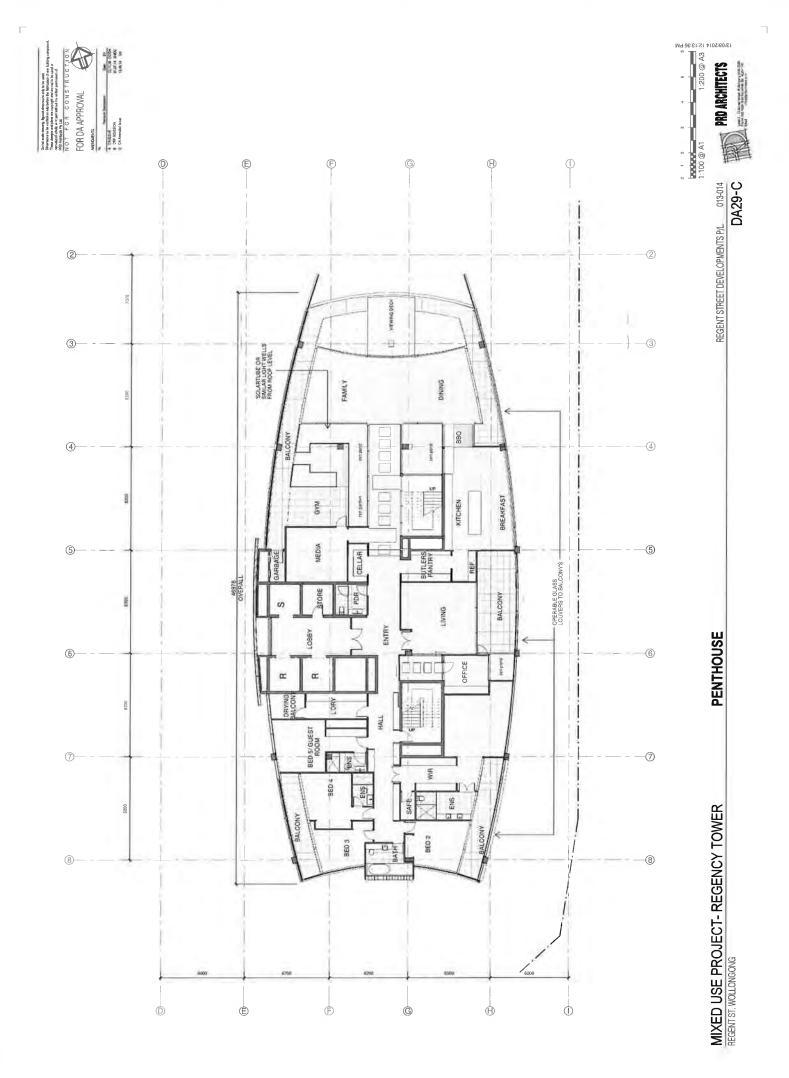


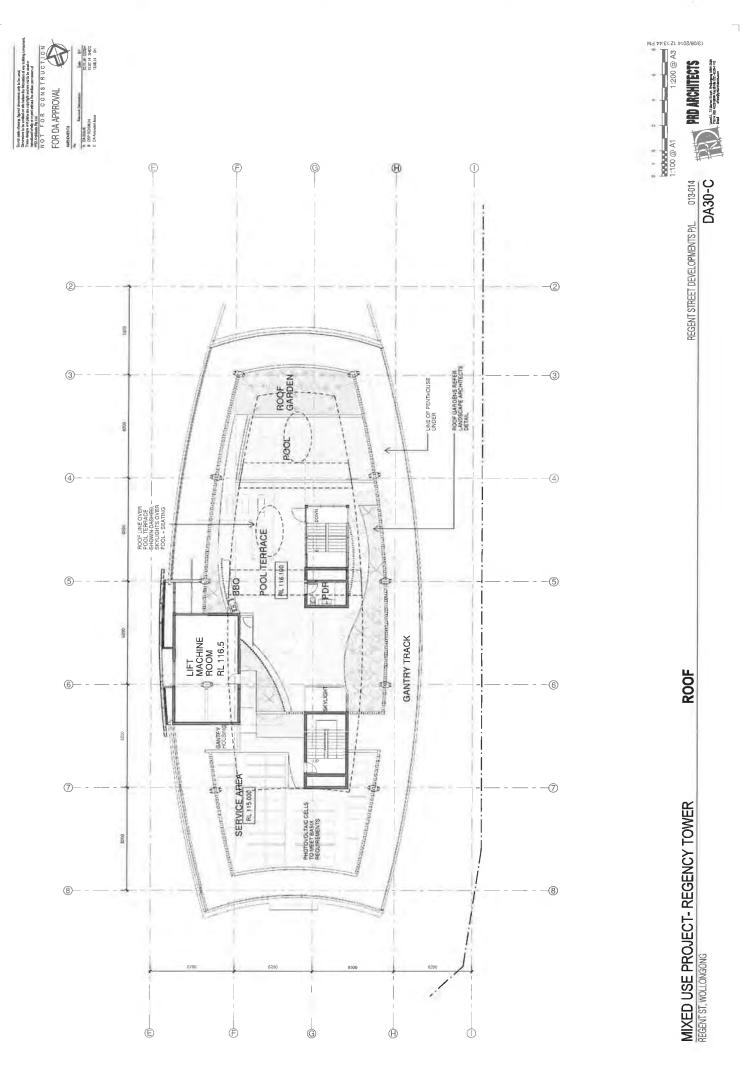


Γ

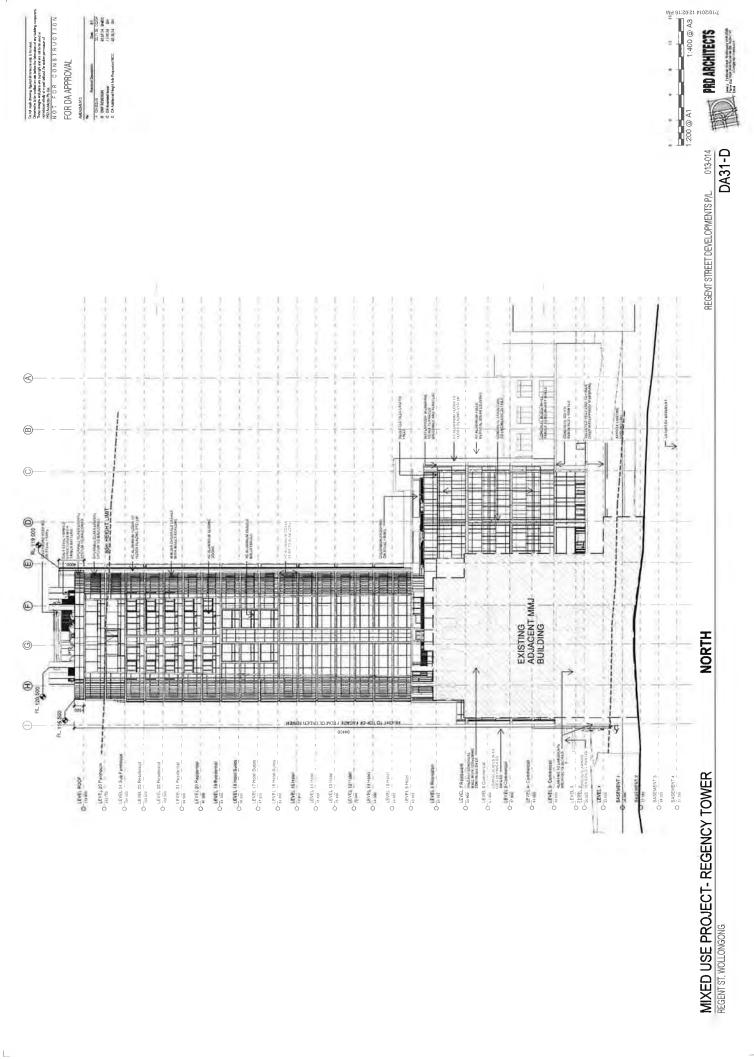


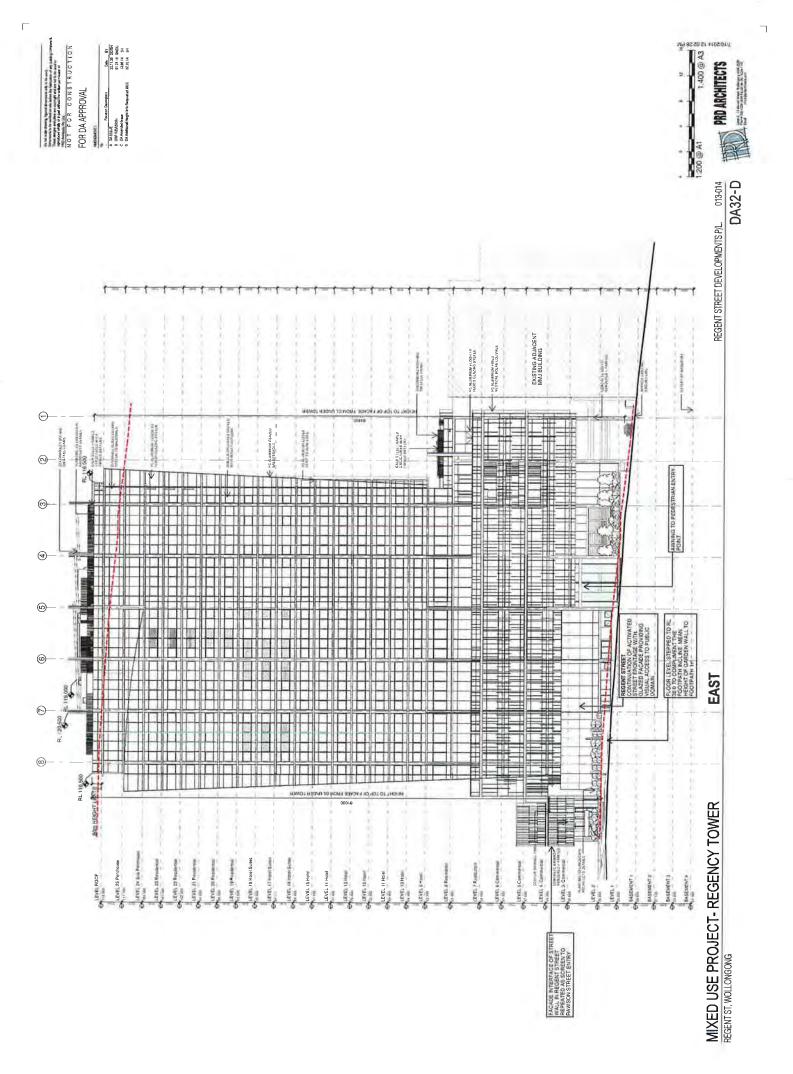
On M cick, dawing, lignal dimonstra end is for used. Therewise us without an exception of the order of the sector financi dawa exception and end of the sector of the sector and the sector of the

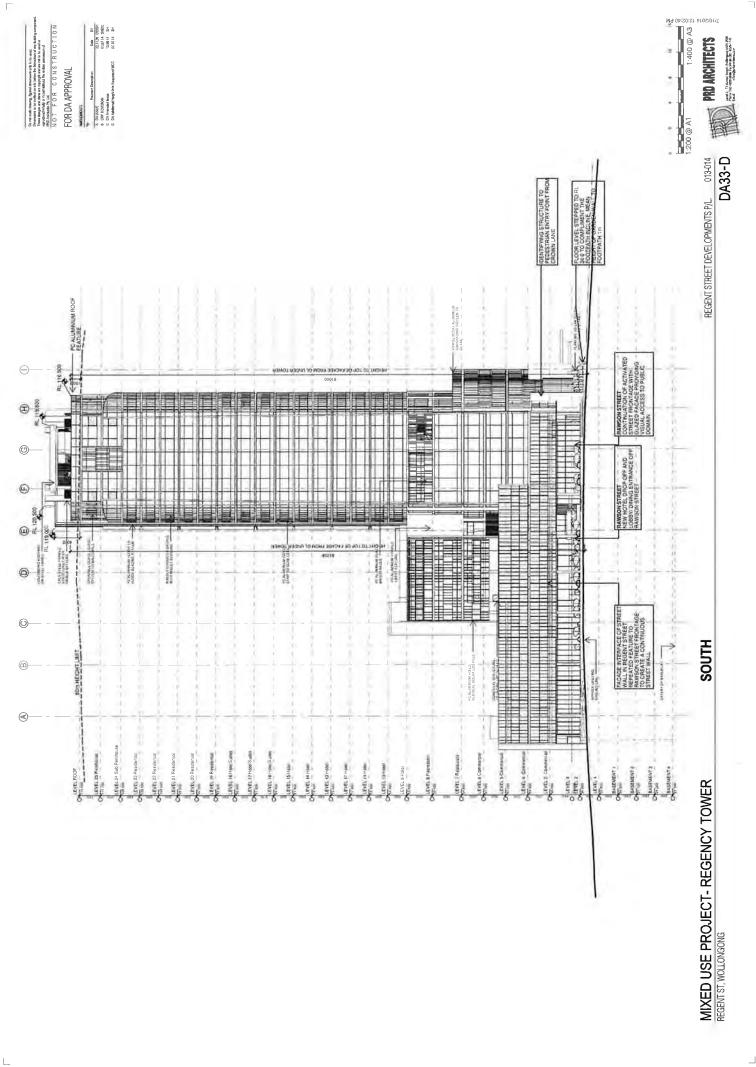


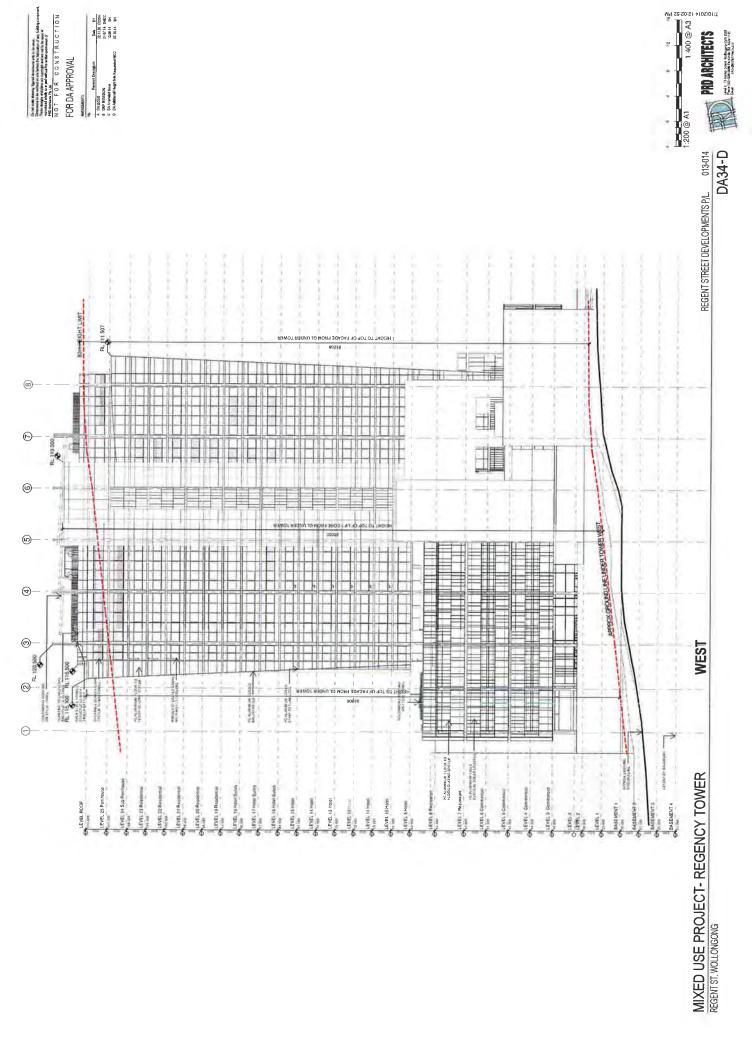


Ĺ

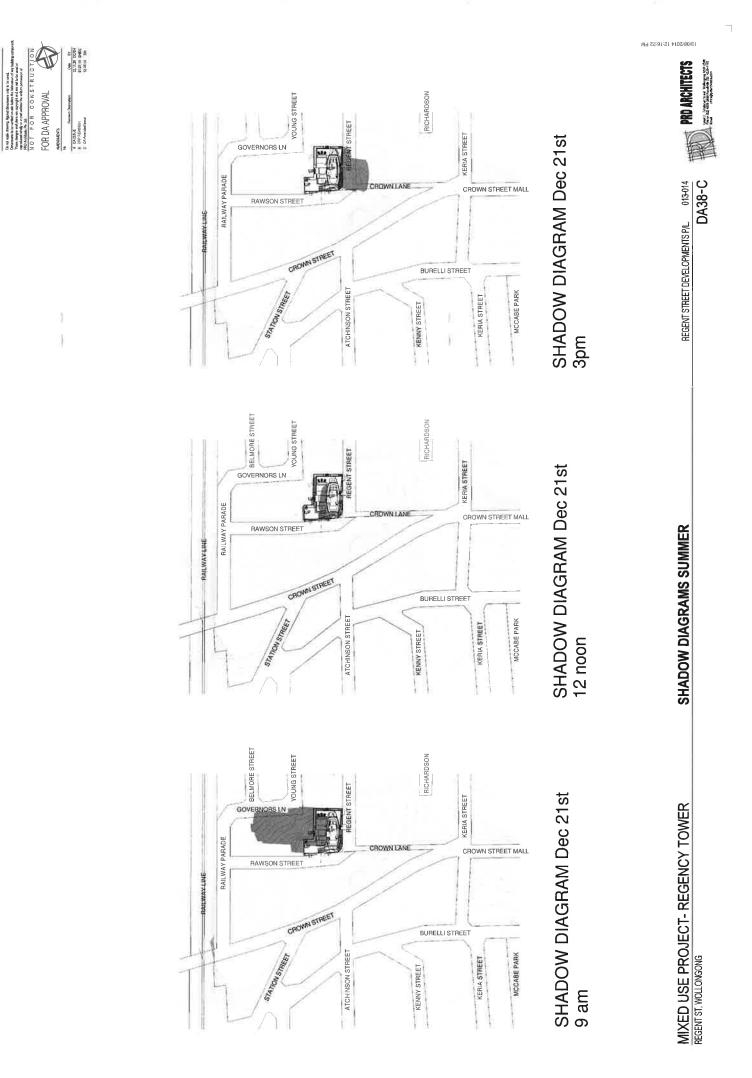




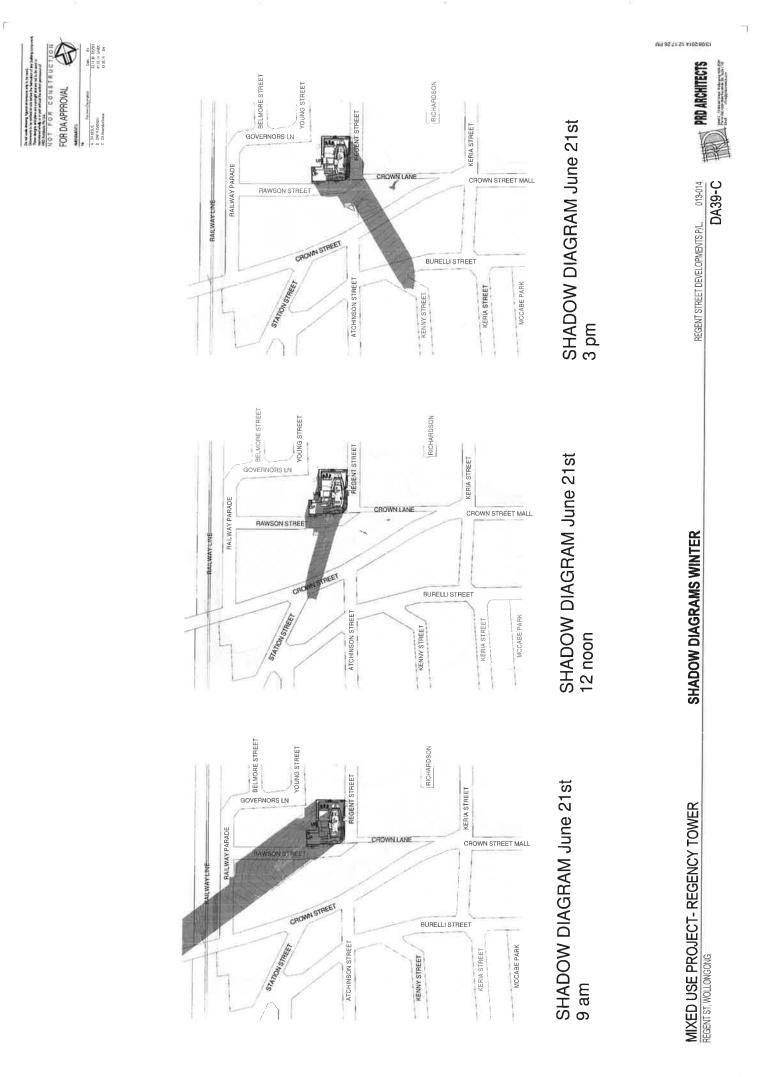


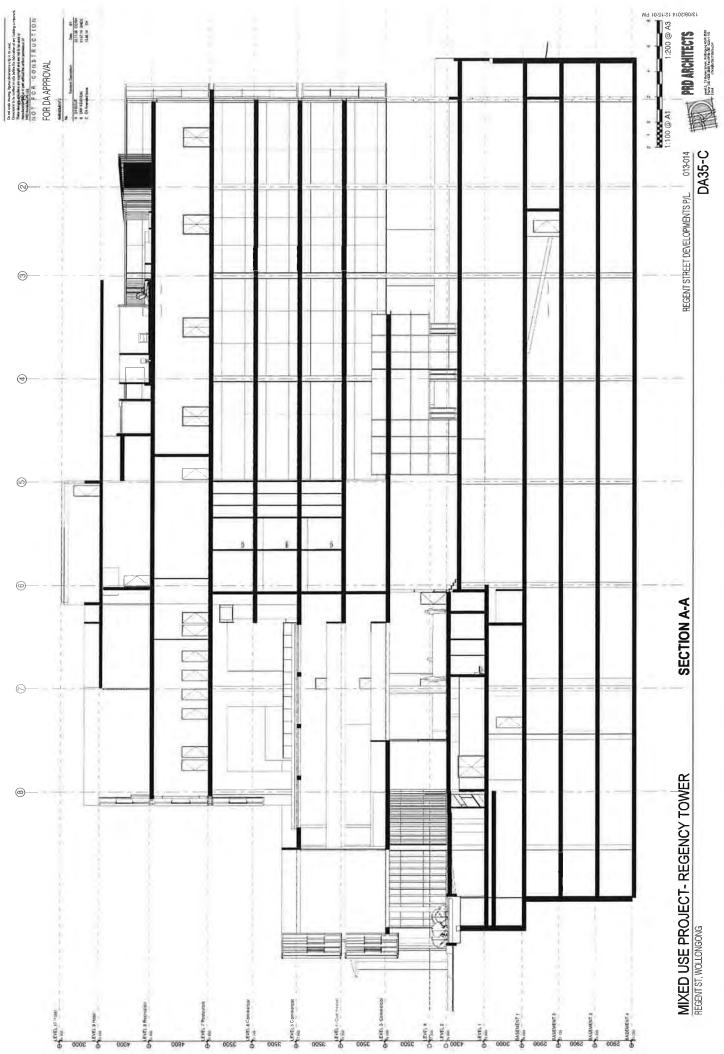


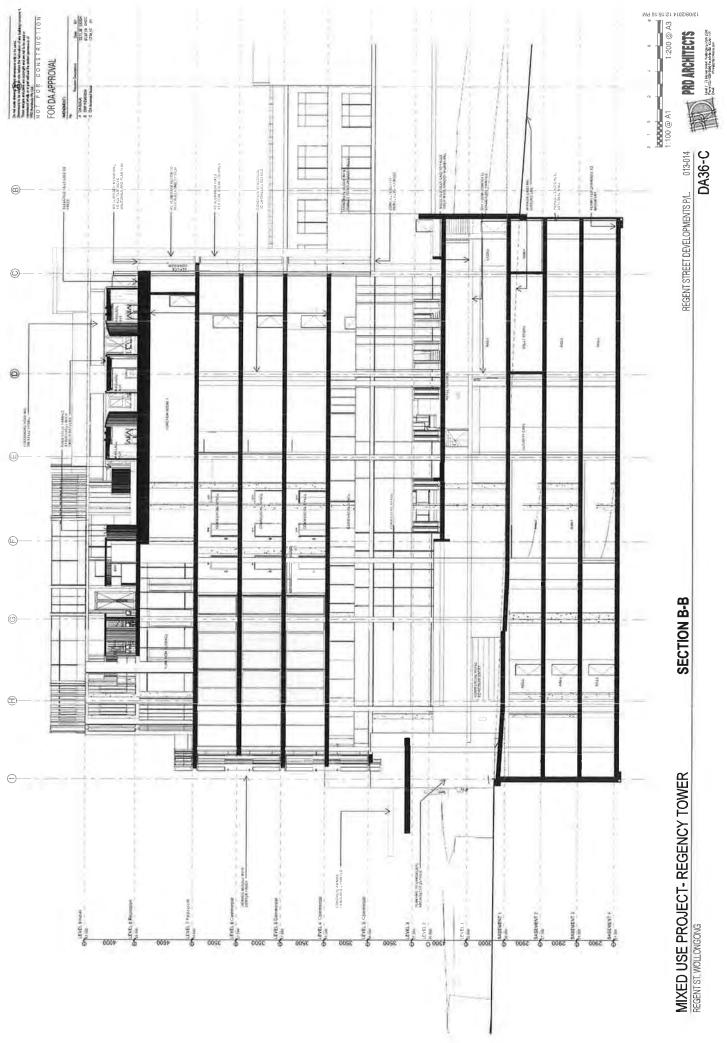
Г

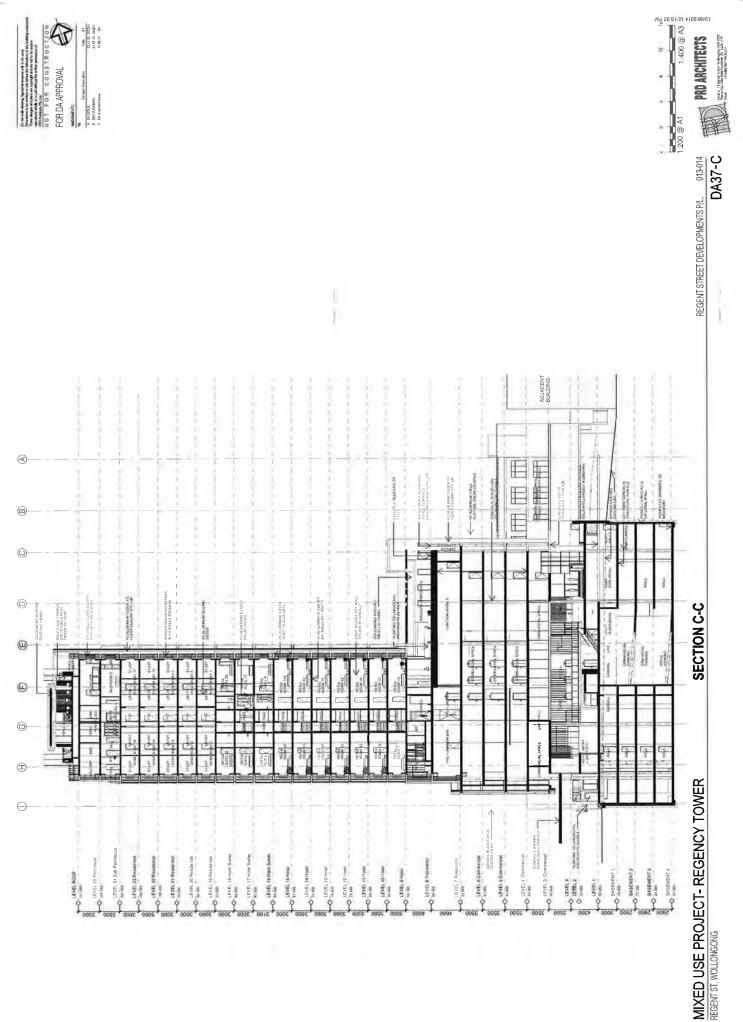


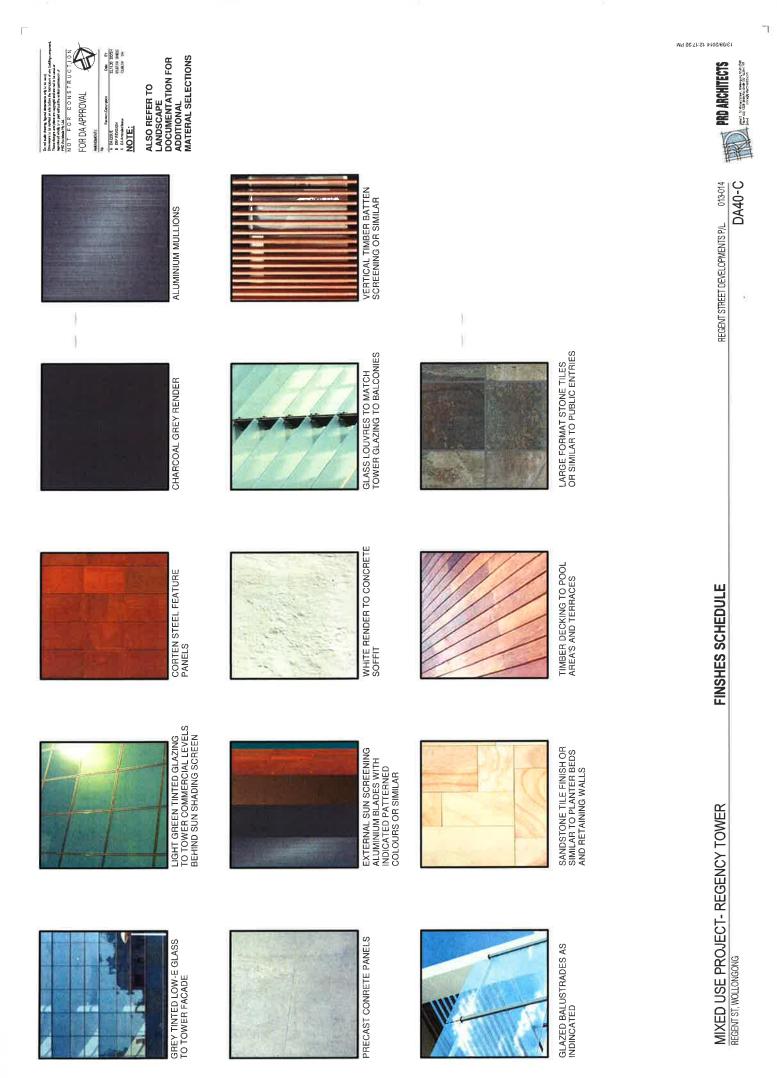
Γ

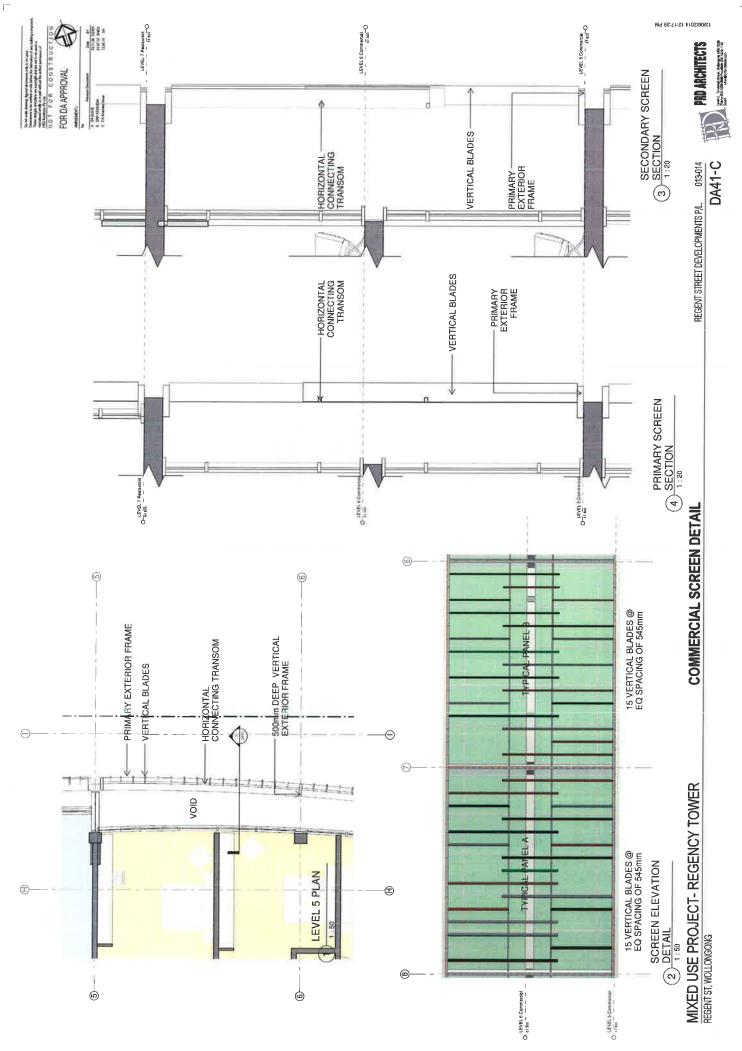








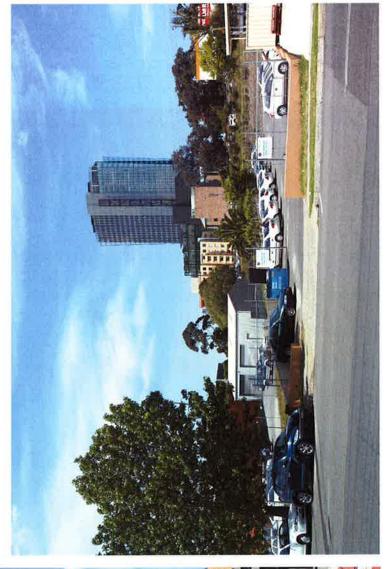


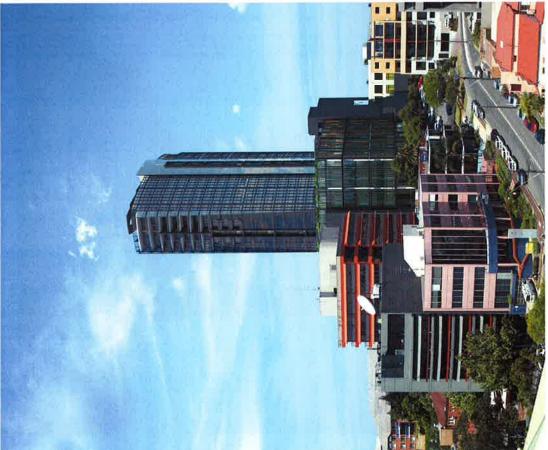


_



Г





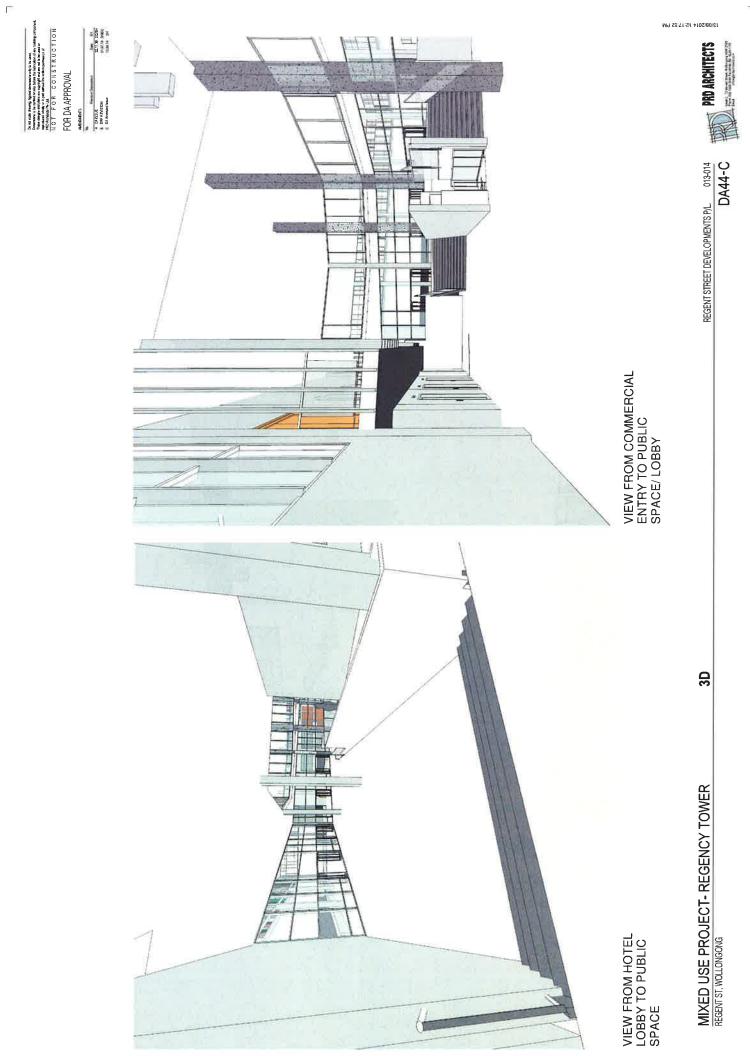


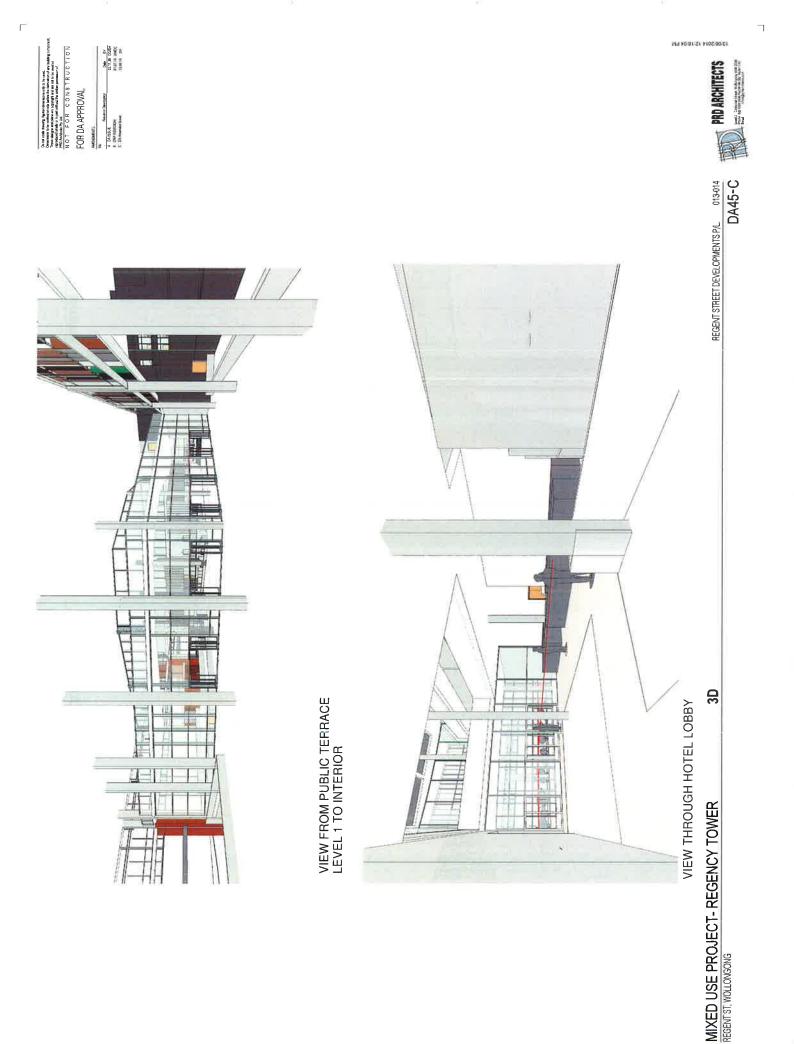
PHOTOMONTAGES

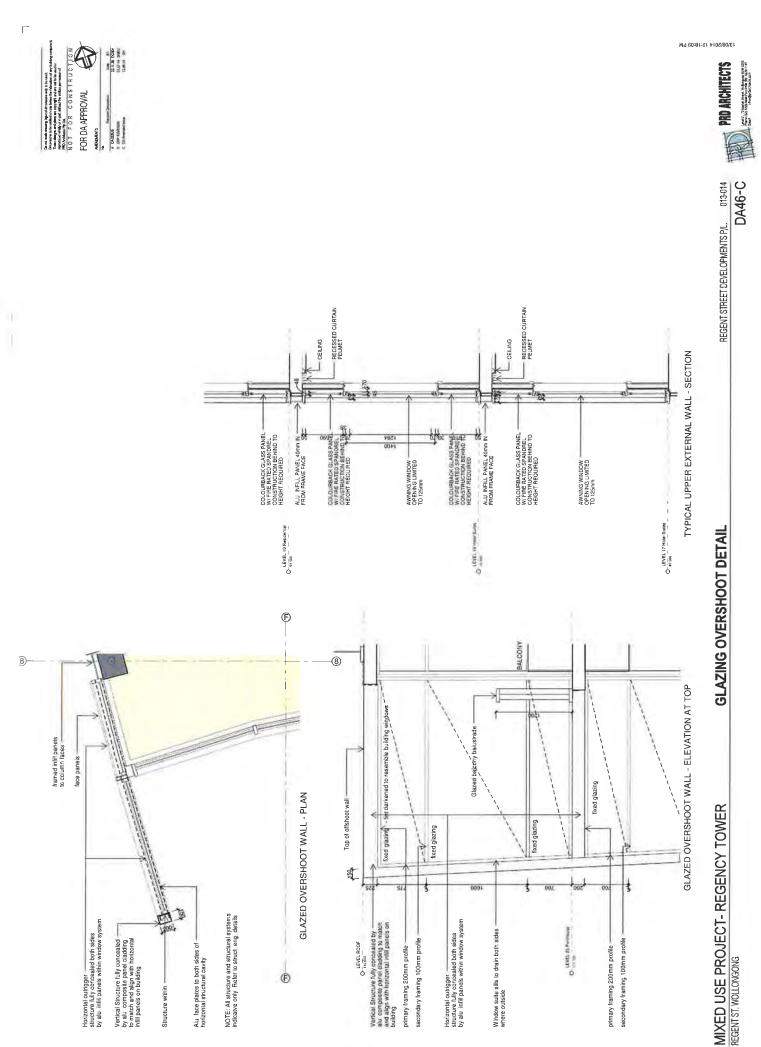
MIXED USE PROJECT- REGENCY TOWER REGENT ST. WOLLONGONG

NFI 04(21:51 4405/80/51



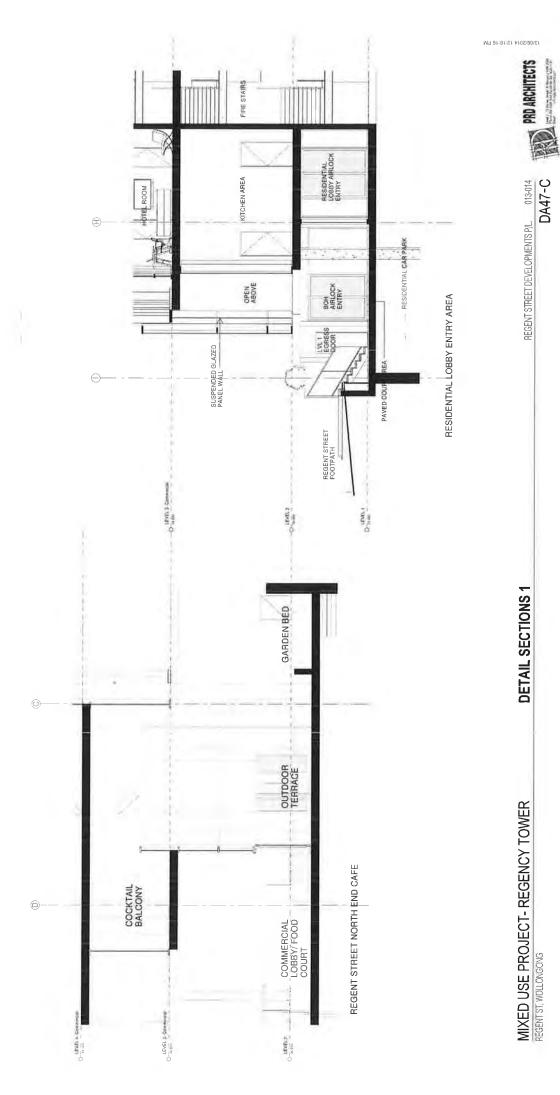








A DA ISSUE A DA ISSUE 8 DHP HEASION C DA Amended Incur



DA47-C



 \mathbf{E}



HOTEL ROOM

CORREDOR

200

HOTEL ROOM

O tevel 3- Commercial

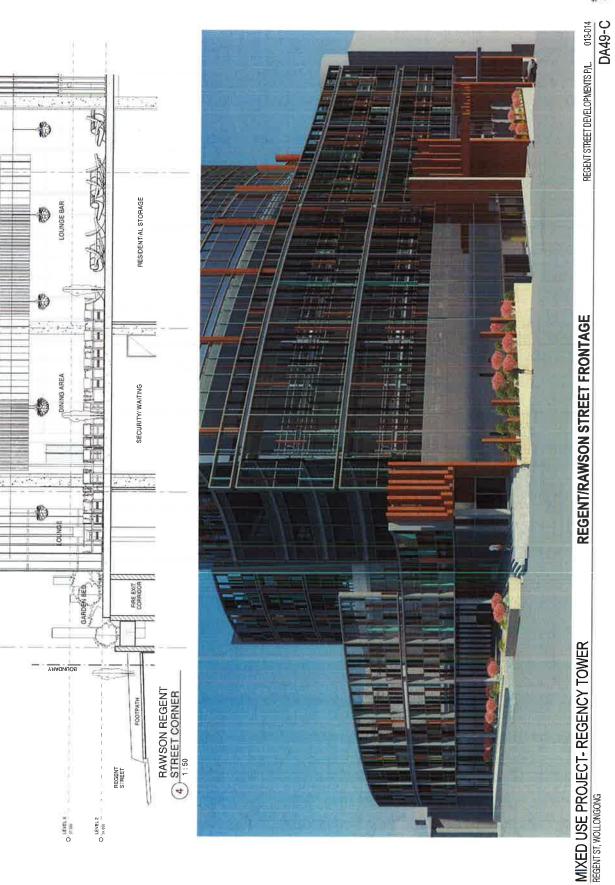
0

٢

Θ

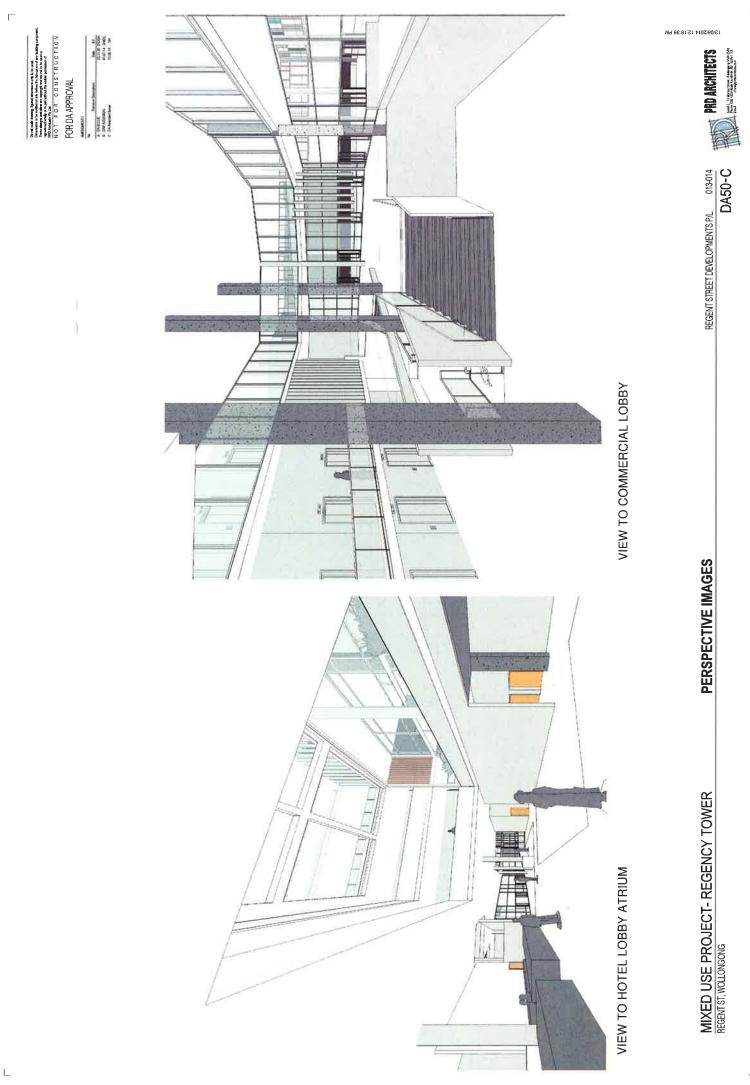
L

F



PRD ARCHITECTS

13/09/5014 15:18:53 BW



ATTACHMENT 4

Attachment 4

It is recommended that development application DA-2013/1419 for *Construction of a 29 level (including basements) mixed use development incorporating retail, commercial, hotel, function, recreational and residential uses* 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 demonstrating design excellence as required by clause 7.18 Design Excellence in Wollongong City Centre and at key sites.
- 2. 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.
- 3. 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.
- 4. 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



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

I refer to your request for the concurrence of the Secretary of the Department of Planning and Environment under Clause 4.6(4)(b) for the above application to vary the building separation development standard.

I note that the Wollongong Local Environmental Plan 2009 (LEP) requires a minimum 12 metre separation between buildings above the street frontage height and below 45 metres. I note that this proposal does not comply with this requirement at levels 7 and 8, which will have a zero metre and 3.3m setback respectively from the existing 7 storey commercial building to the north.

I am pleased to advise that the Secretary has decided to grant concurrence to the variation in this case.

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

Yours sincerely

4/11/14. Theros

Graham Towers Local Planning Manager Southern Region

ATTACHMENT 6

Wollongong Design Review meeting

For proposed mixed development at 10-18 Regent Street Wollongong Held at Wollongong council on 6th November 2014.

Present:

Scott Millican, PRD Architects Peter Rasa, PRD Architects David Laing, Cardno David Shalala, Applicant representative Kevin Xu Applicant Mr Zhang (Gary) Zhenqi

Mark Riordan, Wollongong City Council Pier Panozzo, Wollongong City Council Ann Star, Wollongong City Council

Gabrielle Morrish, Panel member Brendan Randles , Panel member David Jarvis, Panel member

Project description

The proposed mixed use development is located on a prominent 3648.3sqm site within Wollongong City centre. The proposal now consists of 4 levels of basement parking, 190 hotel rooms with associated facilities, 3964 sqm of commercial space and 23 residential units.

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. A contextual study demonstrating how the proposed tower and its podium relate to its future context is an essential step in determining and developing an appropriate building form.

While the Urban design – contextual Analysis provided by Cardno restates a justification for the proposal in terms of planning and distribution of land uses and provides images that explain how the building will appear from a distance, it does not provide a built form study that shows how the design of the proposal has been developed to in response to its current and future context, either at street level or at the larger scale. Hence essential architectural and urban design strategies are still lacking – both in the analysis and in the proposal itself. There is little information of how the proposal and future buildings will create a new streetscape for example – and why this is positive for the locality. Nor is there any sense that the building has been modelled and expressed in order to complement and contribute to distant views in the greater landscape Seen from afar, there is a real risk that the building will appear simply as a standard curtain wall building with unfortunate proportions

rather than an exciting new building with a distinctive expression developed to resolve the clear proportional and scale challenges that the distant views reveal. Given the unprecedented scale of the proposed building, its elevated and prominent location and the fact that it must exhibit "design excellence", the proposal's response to context does not therefore meet an acceptable standard.

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 a more active 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. The treatment of the base of the building at the corner of Regent / Rawson Street has significantly improved, this corner now provides a far more active connection to Wollongong's retail precinct.

An 11m deep (south facing) under croft provides a covered drop off point to the hotel from Rawson Street. It is unfortunate to see almost the entire street elevation dedicated to providing covered vehicular drop off rather than creating an active street frontage that contributes to the public domain, provides a pleasant environment for pedestrian and a legible pedestrian entry for the hotel. It is acknowledged that the current proposal is an approach that would be preferred by council's traffic engineer; however the panel strongly encourages both council and the applicant to develop a designed response that considers both the practicalities of managing traffic and provides an appropriate environment for pedestrians.

A more balanced response would be to provide a simple inset lay by within the street serviced by a traditional light weight awning that extends out from the building. A generous paved area should be provided to accommodate pedestrian movement.

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 building relates to future built form is yet to be demonstrated, Refer to Context above). Distant contextual views have now been provided by the applicant, these views show the squat proportions of the eastern elevations when viewed from a distance against the back drop of the escarpment. These images highlight the need to model this elevation, providing two more distinct elements with more slender proportions (refer to comments made in Context above and below, built form)

Some positive developments have now been made to the extent of commercial floor plates, deep recessed balconies have been removed and the building has been set back further from the sites western boundary. However some major concerns still remain regarding the building's composition and the manner in which it is expressed. Major entries are not clearly expressed within the composition of the facade. The relationship between podium and tower appears awkward and poorly scaled; given the

glazed treatment of both elements, there is no real distinction between the two elements – other than the applied, indeed it may be better for the form of the building to allow the taller proportions of the tower to be expressed by allowing it to come closer to the ground. The solid fins appear to be more a decorative feature than functional. At the top of the building, the appearance of standard glazed balustrades is poor and clearly out of scale with the major facades of the building. These and many other former problems identified by the Panel previously do not appear to be able to be resolved through the fairly minor adjustments to the design that have occurred in this most recent amendment.

Built form

Previous adjustments made to the proportions of the podium (reduced by one level) contribute to improving the proportions of the tower to some degree. Some attempts have also now been made by the applicant to improve the proportions of the tower by breaking the eastern façade as suggested by the panel.

The amended design introduces a very slight realignment in the façade and lower wing. However, the extent of different profile and alignment is insufficient to moderate the overall width of the proposal or to create a meaningful shadow line or vertical expression in the façade. It is clear from the more distant contextual view now provided that the massing of the eastern elevation needs to be further developed to reduce the perceived bulk of the building. See notes above.

<u>Amenity</u>

The applicant has now provided more detailed information, clarifying the nature of the easement on the adjoining site to the west. This information along with the increased set back from the western boundary has alleviated initial concerns that the amenity of proposed commercial suits facing the western boundary could be significantly impacted by future development on the adjoining site.

There has been further elaboration of the internal spaces and relocation of hotel suites in the current iteration. Circulation is awkward however and results in poor way finding, dead ends and hotel rooms facing into internal voids. The void above the main reception is not well formed and appears to be aligned so that visitors would look down onto the top of the entry awning as the void appears to be spanning both inside and outside the building\circulation. This may be a drafting error but it demonstrates that more design resolution for these recent changes is required.

Aesthetics

The strategy to create 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 outlined above) and that the detail treatment of façade allows the intent of the design to be realised. It must also be noted that it is essential that the basic form of the building is first established through a detailed contextual study before the aesthetics of the building are refined.

Social dimension

The proposed mixed use development will potentially provide an appropriate contribution to this 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, however many of the fundamental issues raised by the panel throughout the design review process remain unresolved. Unfortunately the proposal is yet to meet the criteria set out in Clause 7.18 of Wollongong's Local Environmental Plan. Issues of particular concern are:

- Clause 8.5 item (4)(b) Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain

The treatment of Rawson with an 11m deep under croft, dominated by cars cannot be said to contribute to the public domain, alternative strategies for hotel drop off can be developed that would also provide a more acceptable interface with the street.

- Clause 8.5 item (4)(e)(iv) How the proposed development addresses the following matters: The location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or neighbouring sites in terms of separation, setbacks, amenity and urban form.

A contextual study sufficient to address this issue has not been provided. It must also be noted that without this study it is not possible to establish if other criteria set out in in clause 8.5 (Design excellence) have been achieved such as:

- Clause 8.5 item (4)(a)A high standard of Architectural design or
- Clause 8.5 item (4)(v) Bulk, massing and modulation of the building.

ATTACHMENT 7



Our Ref 82014006-01/Letter 004 Contact

Daniel Cantom (DS OACT) Pty Ltd ABN 95 001 145 035

> 47 Burelli Street Wollongong NSW 2500

Level 1

Australia

Australia

Fax:

PO Box 1285

Wollongong NSW 2500

Phone: 61 2 4228 4133

www.cardno.com.au

61 2 4228 6811

30 October 2014

Wollongong City Council Locked Bag 8821 WOLLONGONG DC NSW 2500

Attention: Anne Starr/Pier Panozzo

RE: DA-2013/1419 – REGENCY TOWER DEVELOPMENT Response to JRPP Meeting Comments of 21 October 2014

Dear Anne,

This letter has been prepared in response to the outcomes from the Joint Regional Planning Panel Southern (JRPP) meeting held on 21 October 2014 and a subsequent meeting at Wollongong City Council (Council) on 23 October with representatives from Council and the applicant.

An outcome of the JRPP meeting and subsequent Council meeting was the requirement to prepare a Clause 4.6 Variation Statement to address the building separation non-compliance on the northern boundary of the site. The statement and supporting justifications are presented below for Council to forward onto the Department of Planning and Environment (DPE) to provide their concurrence.

Clause 4.6 Variation Statement

A variation to Clause 8.6 – Building separation within Zone B3 Commercial Core or Zone B4 Mixed Use within the *Wollongong Local Environmental Plan 2009* (LEP) is sought for the proposed mixed use development at 10-18 Regent Street, Wollongong. The proposed development relates to a 25 level mixed use building over 4 levels of basement parking. The building contains a range of uses including a hotel component with 190 rooms, 23 residential apartments and commercial floor space. The development is permissible under the B3 – *Commercial* Core zoning, with the latest iteration to the design resulting in the development complying with the height and floor space ratio (FSR) controls applicable to the site (refer to enclosed architectural drawings). However, the development does not align with the LEP building separation control along the common northern boundary with the MMJ building. Consequently, the proposal is seeking a variation to the building separation control pursuant to LEP Clause 4.6.

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 be 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."

The departure from this development standard also requires the concurrence from the Director General (now referred to as the Secretary).

This letter provides the formal written request to vary the following development control within the LEP:

> Clause 8.6 – Building separation within Zone B3 Commercial Core or Zone B4 Mixed Use

Supporting justifications and responses are provided below, which demonstrate that the proposed variation meets the objectives of the control, are in the public interest and that the enforcement of this control is both unreasonable and unnecessary in this instance.

Clause 8.6 – Building separation within Zone B3 Commercial Core or Zone B4 Mixed Use

Clause 8.6 of the LEP provides numerical building separation controls to land within the Wollongong City Centre that is zoned either B3 Commercial Core of B4 Mixed Use. The control specific to this development is subclause (2), which is assessed in **Table 1**.

The proposed development has a street frontage height of 23.8m at the Regent Street boundary (Levels 1-6) and 17.3m (Levels 1-5) at the Rawson Street boundary. As a result the street frontage height of the proposal is 23.8m.

The neighbouring buildings in the context of this development are the MMJ building located at 6-8 Regent Street, the Department of Housing building located at 2-4 Rawson Street and the residential flat building at 1 Governors Lane. The MMJ building is the only development that is constructed with a zero side setback to the common northern boundary with the subject site.

Table 1 – Compliance with Clause 8.6 of the Wollongong Local Environmental Plan 2009

Control	Comment	Compliance	
(2) Buildings on land within Zone B3 Commercial Core or B4 Mixed Use must be erected so that:			
(a) there is no separation between neighbouring buildings up to the street frontage height of the relevant building or up to 24 metres above ground level whichever is the lesser, and	The development will be constructed with a zero side setback at the street frontage heights to both Regent and Rawson Street boundaries. In particular, the development adjoins the MMJ building at the northern boundary, ensuring there is no separation between these buildings up to the street frontage height.	Yes	
(b) there is a distance of at least 12 metres from any other building above the street frontage height and less than 45 metres above ground level, and	Levels 7-15 in the proposed development relate to the area of the building that is above the street frontage height and less than 45 metres above ground level.	No – Supporting Clause 4.6 justifications presented below	



Control	Comment	Compliance
	The development has adequate separation with the adjoining Department of Housing and residential flat buildings to the west.	
	There is a non-compliance with the 12m setback control at the northern boundary with the MMJ building. Specifically, Levels 7 and 8 are non- compliant. Level 7 has zero building separation and Level 8 has a building separation of 3.349m.	
(c) there is a distance of at least 28 metres from any other building at 45 metres or higher above ground level.	This control is not applicable to the proposal as there are no adjoining buildings above 45 metres in height.	N/A

The Council Business Report prepared for the October 21 JRPP meeting stated that the "non-compliance on Levels 7 and 8 are not considered significant in relation to the existing adjoining building, a future redevelopment of 6-8 Regent Street would inherit a setback of only 3.349m to the boundary, which may unreasonably constrain development potential."

It is considered that strict adherence to this control in this instance is unreasonable and unnecessary. This is primarily due to the design of the building being informed by the context of surrounding development, with the Level 7 zero setback being defined by the existing MMJ building. A 12m separation at this point of the building would not contribute to a consistent street frontage height along Regent Street and would not offer any significant improvements by way of privacy and access due to the commercial nature of both buildings. Moreover, the MMJ building is an established 7 storey commercial development that will not become economically feasible to demolish and rebuild to a scale similar to the proposal in the foreseeable future. In this instance, it is considered that the street frontage height at the northern boundary is best defined by the existing MMJ development rather than the LEP control.

The following sections develop this argument in further detail, review the objectives of the standard proposed to be varied, and provide supporting justifications for the minor variation.

Objectives of the Standard and Urban Design Outcomes

LEP Clause 8.6 has the following objective:

(1) The objective of this clause is to ensure sufficient separation of buildings for reasons of visual appearance, privacy and solar access.

The proposal is consistent with the overarching objective of the control in the following ways:

- Compliance with the 12m separation control along at the northern boundary would not represent a positive visual connection between the existing MMJ building and the proposed development. It is considered that the development responds appropriately to the surrounding scale of the locality and uses high quality finishes and materials to improve the urban built form.
- It is considered that the MMJ building will not be redeveloped in the foreseeable future and therefore using the building height of the MMJ building as the street frontage height for the proposal creates a positive visual outcome.
- > The southern frontage of the MMJ building is currently a blank wall. Having a 12m building separation at this level will not have any negative privacy impacts for the future use of the proposal and the existing MMJ building.
- Solar access is provided to the MMJ building through its windows on its northern and eastern frontages. Similarly, the restaurant level where the separation non-compliance is located, will receive adequate solar access through the extensive function terrace on the eastern elevation, along with adequate



lighting through the proposed lighting arrangement for restaurant and function space. Therefore, solar access objectives are met.

Town Planning Grounds

- > The development provides a significant contribution and improvement to the commercial and residential diversity of the Wollongong City Centre, aligning with relevant regional planning strategies that reinforce the primacy of the city centre. In particular, the draft Regional Illawarra Growth and Infrastructure Plan refers to new development in the Wollongong City Centre as one of 6 key items to drive future growth in the region. This development will be a landmark development in the Wollongong City Centre, contributing to the primacy and significance of Wollongong.
- > The use of the building in the non-compliant areas of Level 7 and Level 8 will be primarily as an open space area for functions, along with an outdoor massage area and bar/longue area. This is an appropriate use of the floor space through terraces, contributing to improved building performance and amenity outcomes for users of the development.
- > The latest iteration of the development does not exceed height and FSR controls, with this noncompliance considered to be minor, as it occurs over two levels of a 25 level development.
- > The MMJ building is unlikely to be developed at a scale that achieves the potential 80m height applicable on site. This is due to scale and structural integrity of the existing building and the fact that due to fragmented landownership and small allotments along Regent and Young Street, it is not feasible to demolish a structure of this magnitude and redevelop in the foreseeable future.
- > Overall, the proposal represents an appropriate development on a landmark site in the Wollongong City Centre. The design of the building is suitable based on the context of the locality and surrounding development, with the building separation on the northern boundary considered to be responsive to surrounding development, creating a suitable interface between the two developments.

Public Interest

- > The proposal provides for increased commercial, hotel and residential land uses in the Wollongong City Centre, which is in the public interest.
- > The use of the MMJ building as the reference point for the street frontage height contributes to better urban design and architectural outcomes for streetscape. As a result, it is in the public interest to vary this control to improve the relationship between the two existing building to promote a better streetscape.
- > The non-compliance is considered minor and would not have any impact on the public interest.

Unreasonable and Unnecessary

- > It is unreasonable and unnecessary to comply with this standard when the proposal is in accordance with the objectives of the control, by way of visual, privacy and overshadowing concerns.
- It is unreasonable and unnecessary to comply with this standard when the non-compliance is minor and relates to a 7 storey commercial development that is highly unlikely to be redeveloped in the foreseeable future.
- It is unreasonable and unnecessary to comply with this standard as it would compromise the internal operation of the function and restaurant level, along with recreational level. An increased setback would impact the usage of these areas which will have wider public benefit to Wollongong.
- > It is unreasonable and unnecessary to comply with this standard with the building separation having no significant impacts in terms of residential and streetscape amenity.



It is unreasonable and unnecessary to comply with this standard as it would not contribute to the continuity of the Regent Street streetscape, at a detriment to the architectural and urban design quality of the streetscape.

Summary

We trust that the information provided in this letter and the enclosed documentation is appropriate to facilitate the DPE's concurrence and support for the Clause 4.6 variation.

Please contact me if you wish to discuss this matter further.

Yours faithfully,

10mpjon.

Daniel Thompson Senior Environmental Planner

For **Cardno (NSW/ACT) Pty Ltd** Direct Line: (02) 4228 4133 Email: <u>daniel.thompson@cardno.com.au</u>

Enc: Updated Architectural Drawings

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. The final plans have increased the western setback in the northern part of the building, reducing the building depth at this point. On Levels 1-3, the maximum depth is approximately 37m (measured east-west). The building narrows as the height increases, with Levels 4-6 approximately 34m, Level 7 33m, Level 8 32m, Levels 9-17 21m, and Levels 19-24 20m.	Satisfactory
	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.	
Building Separation		
Objectives		
• To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings.	<u>Levels 1-4</u> are less than 12m in height. At these levels, the proposed approximate minimum building separation would be: North (6-8 Regent Street): nil	Satisfactory
 To provide visual and acoustic privacy for existing and new residents. To control overshadowing of adjacent properties and private or 	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)	
 shared open space. To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants. 	No adjoining buildings above 25m	
• 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.		

o numum n	s/ controls	Comment	Compliance
Rule of th	numb		
Between	adjoining sites:		
• Up	to four storeys/12m		
_	12m between habitable rooms/balconies		
_	9m between habitable rooms/balconies and non- habitable rooms		
	between non-habitable rooms e 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		
• Nir	ne 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)		
Side and	rear setbacks		
Objectives		Building separation is discussed above.	As above
priv neig	minimise the impact of relopment on light, air, sun, vacy, views and outlook for ghbouring properties, including are buildings.		
• Ma	intain deep soil zones		
pro Wh size in'	ximise building separation to wide visual and acoustic privacy here setbacks are limited by lot e and adjacent buildings, 'step the plan to provide internal artyards and limit the length of		

Standards/ controls	Comment	Compliance
Part 2 – Site design		
<u>Deep Soil Zone</u>		
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
<u>Open Space</u>		
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 25m ² , 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.	Satisfactory
	All residential apartments are provided with private open space in the form of balconies.	
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.	A stormwater concept plan has been provided which is satisfactory.	Satisfactory
• 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		

Standards/controls	Comment	Compliance
activity.		
<u>Safety</u>		
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	The location of sensitive residential floor space is adequately separated from adjoining land uses. Commercial levels	Satisfactory
• To maximise outlook and views from principal rooms and private open space without compromising visual privacy.	could be impacted by future development on the western property, however the existing easements would necessitate a considerable building separation which is likely to be sufficient to provide amenity. The Design Review Panel comments dated 11 September 2014 recommended the western setback be increased, which the applicant has now done.	
Building entry		
• To create entrances which provide a desirable residential identity for the development.	Council's Design Review Panel noted on 11 September 2014 that improvements should be made to Level 1 to improve legibility of	Satisfactory
• To orient the visitor	the separate land uses and reinforce connections with Rawson and Regent	
• To contribute positively to the streetscape and building façade design	Streets. Changes made to the design address these comments.	
Parking		
• To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport- public transport, bicycling and walking.	Parking is provided in accordance with WDCP 2009.	Satisfactory
• To provide adequate car parking for the building's users and visitors, depending on building type and proximity to public transport.		
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
Vehicle access		
• Generally limit the width of driveways to a maximum of 6 metres.	The final plans represent a change from the earlier scheme to locate vehicle entry and exit on Rawson Street. The proposed	Satisfactory.

Star	idards/ controls	Comment	Compliance
•	Locate vehicle entries away from main pedestrian entries and on secondary street frontages.	location of vehicle entry is supported by Council's Design Review Panel. A 6.5m driveway is proposed on Regent Street.	
Dar	4.2 Building Design	Succi.	
	t 3 – Building Design		
<u>Ap</u> 2	u <u>rtment layout</u>		
•	Single-aspect apartments should be limited in depth to 8m from a window	Apartments are located on Levels 18-24. All apartments have more than one aspect. All apartments have kitchens less than 8m	Satisfactory
•	Back of a kitchen should be no more than 8m from a window	from a window. All apartments have private open space in	
•	Providing open space in the form	the form of balconies.	
	of a balcony, a terrace, a courtyard or a garden for every apartment	All apartments have living areas adjoining balconies.	
•	Locating main living areas adjacent to main private open space.	All apartments have internal storage.	
•	Include adequate storage space.		
Apa	artment mix		
•	To provide a diversity of apartment types, which cater for different household requirements now and in the future.	The proposed apartments include 3 and 5 bedrooms.	Satisfactory
•	To maintain equitable access to new housing by cultural and socio- economic groups.		
Bale	conies		
•	Provide primary balconies with a minimum depth of 2m.	All apartment balconies have minimum depths exceeding 2m.	Satisfactory
•	Developments that seek to vary from the minimum standards must demonstrate negative impacts from noise, wind cannot be mitigated with design solutions.		
Ceil	ing heights		
Mir	imum 2.7m for habitable rooms	All apartments have ceiling heights of minimum 2.7m.	Satisfactory
Flex	<u>xibility</u>		
•	To encourage housing designs which meet the broadest range of the occupants' needs as possible.	Three adaptable units are provided.	Satisfactory
•	To promote 'long life loose fit' buildings, which can accommodate whole or partial change of use.		
•	To encourage adaptive re-use.		

Standards/ controls	Comment	Compliance
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.	No ground floor apartments are provided. The ground floor (Level 1) contains commercial and hotel uses.	Not applicable
• Provide ground floor apartments with access to private open space, preferably as a terrace or garden.		
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 off a corridor.	Satisfactory
<u>Mixed use</u>		
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.
<u>Daylight access</u>		
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 cross-ventilation.	Satisfactory

Standards/ controls	Comment	Compliance
Facades		
 To ensure that new developments have facades which define and enhance the public domain and desired street character. To ensure that building elements 	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
are integrated into the overall building form and façade design.		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 reduced the building height and amended the roof level removing some structures. 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 1.	Satisfactory
Water conservation		
• To reduce mains consumption of potable water.	A BASIX certificate has been provided.	Satisfactory
• To reduce the quantity of stormwater run off.		

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
<u>2.1 General</u>		
Building form and character refers to	The proposed design incorporates	Council's
the individual elements of building	height and separation not in	Design Review

Objectives/ controls	Comment	Compliance
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.	accordance with WLEP 2009. Council's Design Review Panel has viewed all four 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.	Panel has recommended refinement to the proposed design.
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.		
<u>2.2 Building to street alignment and street setbacks</u>		
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 1200m ² floor plate size for non-residential is above 24m Maximum 900m ² floor plate size for	The proposed building incorporates a wider footprint on the lower levels, with smaller upper levels of the tower.	Council's Design Review Panel recommends
residential above 24m Maximum 25m building depth for non residential Maximum 18m building depth residential	Maximum building depth is approximately 37m (commercial) and 20m (residential). The proposed footprint is considered able to provide light and ventilation and respond to the proposed mix of land uses. However, the Design Review Panel has questioned the proposed bulk and massing which is evident from distance views recently provided. Of particular concern is the eastern elevation.	changes to reduce the perceived bulk.
2.5 Side and rear building setbacks and building separation		
Up to street frontage heights: Nil side and rear setback	consequential setbacks vary in	Satisfactory
Residential uses (habitable rooms) between street frontage height and 45m: 12m side and	response to angled allotment boundaries and the building design (screens, terraces etc.). The western	

Objectives/controls	sathack has been increased	Compliance
rear setback All uses (including non-habitable residential) between street frontage height and 45m: 6m	setback has been increased following the JRPP meeting of 21 October 2014.	
side and rear setback All uses above 45m: 14m side and rear	Up to street frontage heights: Nil side and rear setbacks.	
setback	Residential uses (habitable rooms) 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 7.2m; north side 3.39m.	
	All uses above 45m (ie. Levels 15- 24): west side Level 15 22m, Levels 16-24 approx. 22m; 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 recommended increased west side setbacks to the commercial areas on Levels 1 and 4- 6, which have been provided.	
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	Basement Level 1 separates residential and service areas The residential entry on Level 1 may	Satisfactor
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.	Satisfactor
<u>2.8 Landscape design</u>		
A landscape plan must be provided.	Council's landscape officer has no objection	Satisfactor
2.9 Planting on structures		
	Council's landscape officer has no	Satisfactor

Objectives/controls	Comment	Compliance
type and structure 3 Podestrian amonity	objection	
3 Pedestrian amenity	Commont	Compliant
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	JRPP meeting, the applicant has extensively redesigned the	Satisfactory
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
<u>3.5 Awnings</u>		
Continuous street awnings are required for both Rawson and Regent Street frontages	÷	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, notwithstanding the Design Review Panel recommend an alternative strategy to maximise pedestrian comfort and reduce the extent of undercroft.	
3.8 Building exteriors		
Adjoining buildings should be considered. Balconies should be	A schedule of external finishes has been provided (Plan DA40-D) and is satisfactory	Satisfactory

3.10 Views and view corridors

Maintain and enhance views	to the	The site is located within the distant	Council's Design Review
foreshore and escarpment,	where	panoramic view corridor identified	Panel identified
practical.		in figure 3.12. The proposed height	improvements which
		of 83m where 80m is permitted is	should be made to
		not considered significant in terms	reduce the bulk of the
		of impact. More important is the	building.
		general building form. The tower	
		will be a prominent feature in the	
		skyline. Distance views of the	
		proposed building have recently	
		been provided and the Design	
		Review Panel has reservations about	
		the perceived bulk clarified by these	
		images. The Panel recommend a	
		more slender proportioned tower.	

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
Development must provide at least one main pedestrian entrance with convenient barrier free access in all developments to at least the ground floor. Development must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.	<u> </u>	improvements which should be made.
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. Semi-pervious materials on driveway to		
provide for stormwater filtration.	manage.	
<u>4.4 On-site parking</u>		
Parking must be on-site and meet AS2890.1 2004 (as amended).	Parking is discussed in the report.	Satisfactory

4.5 Site facilities and services		
Provide mailboxes in one accessible location. Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures: i) Away from the street frontage, and ii) Integrated into the roof scape design 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.	provided, but could be addressed in construction plans. Waste storage is proposed on Basement Level 1. Servicing is required to be effected by a medium or hard rigid vehicle. Utility connection may be finalised	Satisfactory

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	1	
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

Objectives/controls	Comment	Compliance
<u>6.1 SEPP 65 and residential flat design</u> <u>code</u>		
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
<u>6.6 Basement Carparks</u>		
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 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	into the base of the tower. Services are shown on each basement level. Detailed specifications of ventilation structures has not been provided, however residential apartments are located on Levels 19-24 and are not expected to experience ventilation	Satisfactory
inundation by 100-year ARI flood levels.		
<u>6.7 Communal open space</u> Minimum 5m ² of communal open space is required for each apartment in developments containing more than 10 apartments	115m ² . The amount of communal	Satisfactory
<u>6.8 Private open space</u>		
Private open space in the form of balcony or terrace is required for each apartment		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.	provided. These show shadowing	Satisfactory

Objectives/ controls	Comment	Compliance
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 considered, in addition to the impacts on existing development.	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	
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. <u>6.11 Natural ventilation</u>		Satisfactory
A minimum of sixty percent (60%) of all residential apartments shall be naturally cross ventilated. <u>6.12 Visual privacy</u>		Satisfactory
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.	on Levels 19-24. Communal open space is not located on these levels.	Satisfactory
8 Works in the public domain		

Objectives / controls	Comment	Compliance
to be in accordance with the Public Domain Technical Manual (Appendix 2 WDCP 2009)		L I

ADDITIONAL INFORMATION







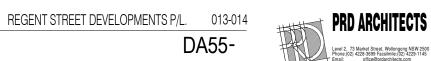






3D Perspective- Commercial/ Residential Entry

REGENT ST, WOLLONGONG



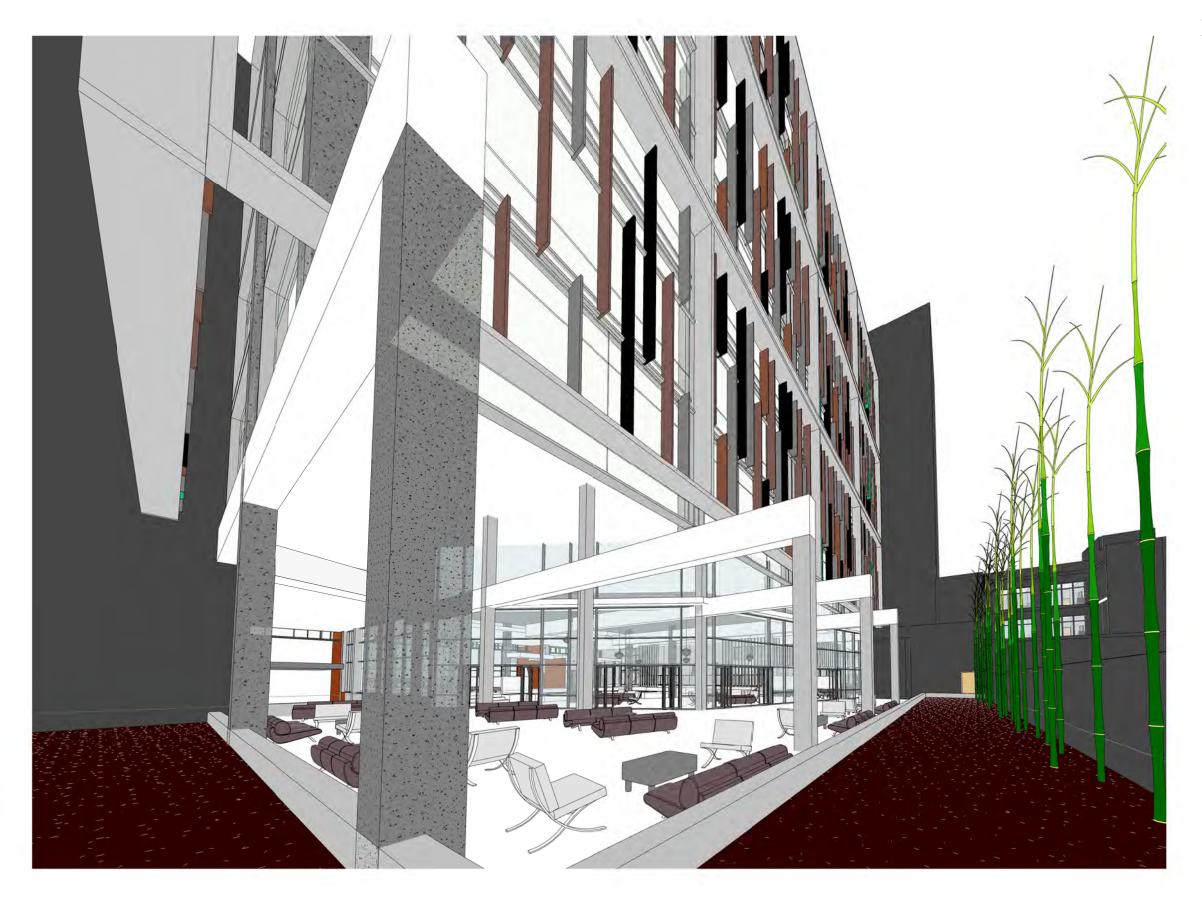


Do not scale drawing, figured dimensions only to be use Dimensions to be verified on site before the fabrication of Dimensions to be verified on site before the fabrication of an These designs and plans are copyright and are not to be use reproduced wholly or in part without the written permission of PRD Architects Ptv Ltd.

NOT FOR CONSTRUCTION

FOR DA APPROVAL

Date BY:



REGENT ST, WOLLONGONG



NOT FOR CONSTRUCTION

FOR DA APPROVAL

Revision Description

Date BY:



3/11/2014 12:07:56 PM







3D Perspective- Hotel Porte-Cochere

REGENT ST, WOLLONGONG



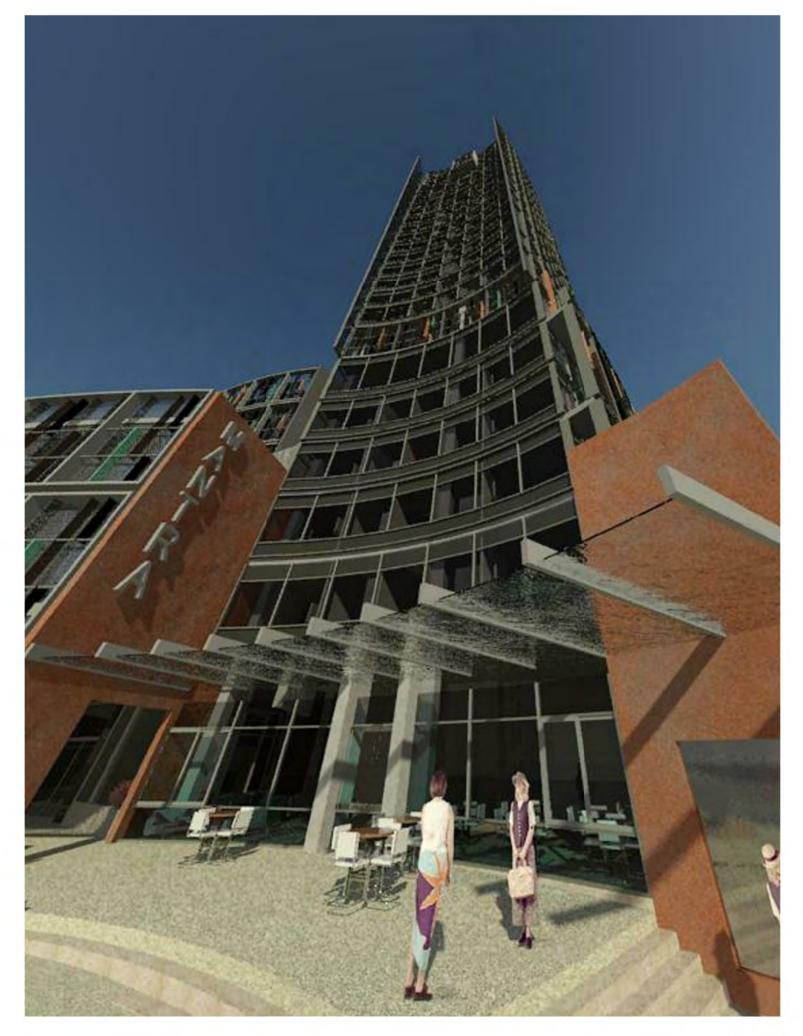


FOR DA APPROVAL

Date BY:







3D Perspective- Regent/Rawson Street Plaza

REGENT ST, WOLLONGONG



NOT FOR CONSTRUCTION

FOR DA APPROVAL







Urban Design – Contextual Analysis

Regency Tower

C Cardno[®]

Prepared for Suppome Property Development Pty Ltd October 2014

Document Information

Prepared for	Supomme Property Development Pty Ltd
Project Name	Regency Tower
File Reference	Report 002 Urban Design Contextual Analysis Ver 4.docx
Job Reference	8201400601
Date	October 2014

Contact Information

Cardno South Coast Trading as Cardno (NSW/ACT) Pty Ltd ABN 95 001 145 035

Level 1 47 Burelli Street WOLLONGONG NSW 2500 PO Box 1285 WOLLONGONG NSW 2500

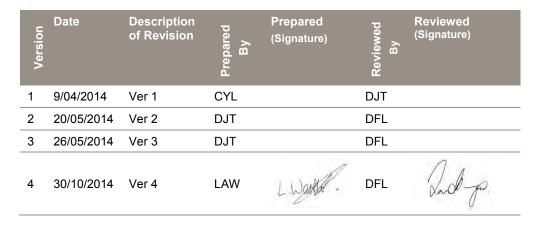
Telephone: 02 4228 4133 Facsimile: 02 4228 6811

www.cardno.com.au

© Cardno 2014. Copyright in the whole and every part of this document belongs to Cardno and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person other than by agreement with Cardno.

This document is produced by Cardno solely for the benefit and use by the client in accordance with the terms of the engagement. Cardno does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by any third party on the content of this document.

Document Control



Version	Reason for Issue	Approved for Release By	Approved (Signature)	Approved Release Date
2	Council RFI Response	DFL		20/05/2014
3	Council RFI Response Revisions	DFL		26/05/2014
4	JRPP and DRP Response Revisions	DFL	Jack-yo.	30/10/2014

Table of Contents

1	Introduction	1
2	Contextual Analysis	2
2.1	Urban and Policy Context	2
2.2	Functional and Land Use Context	3
2.2.1	Surrounding Land Uses	4
2.2.2	Morphological Context	5
2.2.3	Future Built Form on Regent Hill	6
2.3	Streetscape and Public Domain Context	ç
2.3.1	Existing Character	g
2.3.2	Future Character	g
2.3.2.1	Regent Street Character	13
2.3.2.2	Rawson Street Character	13
2.3.2.3	Solar Access	13
2.4	Temporal and Perceptual Context	14
2.4.1	Temporal Context	14
2.4.2	Perceptual Context	14
2.5	Transport and Accessibility Context	16
2.5.1	Pedestrian Permeability	16
2.6	Topographic and Visual Context	17
2.6.1	Topographic Context	17
2.7	Visual Context	18
2.8	Regional Visual Context	20
2.8.1	Flagstaff Hill	20
2.8.2	Wollongong Golf Club	20
2.8.3	Keira Street / Smiths Hill	24
2.8.4	Throsby Drive	24
3	Design Evolution	27
4	Summary	30

Figures

Figure 1	Proposed Regency Tower Development	1
Figure 2	Streetscape Illustration	2
Figure 3	City Illustration	2
Figure 4	Locality Analysis Plan	4
Figure 5	Regent Street Streetscape Looking North	5
Figure 6	Regent Street Streetscape Looking South	5
Figure 7	Rawson Street Streetscape Looking West	6
Figure 8 Su	Regent Street Frontage Height Defined by Irrounding Built Form	7
Figure 9 Su	Rawson Street Frontage Height Defined by urrounding Built Form	7
Figure 10	Contextual Cross Section, Regent Hill	8
Figure 11	Existing Streetscape Character	10
Figure 12	Streetscape Perspectives	11
Figure 13	Façade Articulation, Eastern Elevation	13
Figure 14	The Subject Site Viewed from the Crown a	and
Ke	eira Street Intersection and Crown Lane	14
Figure 15	The Subject Site Viewed from Rawson and	
	arket Street Intersection	15
Figure 16 Le	Legibility of the Regency Tower at the Street vel 15	eet
Figure 17	Public Transport Connections	16
Figure 18	Topographic Map	17
Figure 19	Local View Corridors	19
Figure 20	Regional View Corridors	21
Figure 21	View Corridor from Flagstaff Hill	22
Figure 22	View Corridor from Wollongong Golf Club	23
Figure 23	View Corridor from Throsby Drive	25

Figure 24	View Corridor from Keira Street/Smiths H	Hill26
Figure 25	Preliminary Concept Sketches	27
Figure 26	Original DA Lodgement	27
Figure 27	Design Review Panel Iterations	28
Figure 28	Joint Regional Planning Panel Lodgeme	nt 28
Figure 29	Final Design	29

1 Introduction

Regency Tower, a twenty-five storey mixed development is proposed on the corner of Rawson and Regent Streets in the Wollongong City Centre. The proposal represents a landmark development in the CBD, providing additional commercial office space, high quality residential apartments, and a 4.5 star hotel and function centre.

This contextual analysis has been prepared in response to comments from the Joint Regional Planning Panel (Southern) (JRPP) and the Wollongong City Council Design Review Panel (DRP) who, in their review of the proposed development, require a contextual analysis to demonstrate how the design of the development has been informed by views to from the site at a pedestrian and regional context, as well as considering historical, current and future land uses.

This analysis considers the following contextual elements that have informed the design of the development:

- > Urban and Policy
- > Functional and Land Use
- > Streetscape and Public Domain
- > Temporal and Perceptual
- > Transport and Accessibility
- > Topographic and Visual

The analysis in the following sections reveals how the design of the development is grounded in strategic planning policy, with the proposal representing a striking development that is complimentary to its landmark site, complimentary to the existing and future land uses in the city centre and surrounding the site, along with addressing the streetscape through active street facades that promotes the legibility of the development to pedestrians.

Overall, the analysis demonstrates how Regency Tower would be a landmark development in the Wollongong City Centre, while remaining complementary to surrounding built form, land uses and pedestrian activity.

Figure 1 Proposed Regency Tower Development



2 Contextual Analysis

This section details how the Regency Tower development responds to the range of contextual elements applicable to the site.

2.1 Urban and Policy Context

The subject site is located towards the western fringe of the Wollongong commercial core area, which is defined by the alignment of Crown Street Mall to the east of the site and Wollongong Train Station to the west. The *Wollongong Local Environmental Plan 2009* (LEP) prescribes an 80m height limit on the subject site, with surrounding sites also benefited with height controls conducive to significant urban development.

These height controls are a result of the 2007 Vision Strategy for Wollongong Regional Centre, prepared by the NSW Government. The Strategy aimed to reinforce the primacy of the Wollongong City Centre, allowing it to function as the focal point of the Illawarra. To facilitate the future primacy of the City Centre, the Strategy was supported by a set of implementation plans, including the new LEP, a new Development Control Plan (DCP) and a Civic Improvement Plan (CIP). **Figure 2** and **Figure 3** are two artists' impressions detailing how the future of the Wollongong City Centre will look. **Figure 3**, in particular, illustrates significant high rise development within the commercial core of Wollongong.

The Strategy also provided a range of vision statements relating to the future development of the City Centre. These are:

Creating a living city

The centre will increase the range of mixed use developments, including commercial, residential, cultural, community and retail uses. New housing will provide for a diversity of age and income groups.

Increasing Economic Diversity in the City

The centre will expand and diversify its range of employment, to increase opportunities for local residents, including the many that travel daily to Sydney for work. The Plan significantly increases floor space and building heights in the City Centre.

Figure 2 Streetscape Illustration



Figure 3 City Illustration



The Regency Tower development would aid in achieving the two vision statements, as it would provide an additional mixed use development that is not in the current mould of recent mixed use developments. The proposal incorporates A-Grade office space, a hotel and function centre, along with high end residential accommodation. This is in contrast to recently approved mixed use developments in the City Centre which are defined by one to two lower levels of retail and commercial, with several residential levels above. Furthermore, the development, through its commercial, hotel and function space, will contribute to future economic diversity in the City Centre.

In addition to the Vision Strategy, the proposal aligns with a range of other regional and local policy documents, as detailed in **Table 1**.

Table 1Policy Context

Policy Document	Comment/Justification	
Draft Illawarra Regional Growth and Infrastructure Plan	The draft Plan demonstrates how the Wollongong City Centre is one of 6 transformative places that will drive economic growth throughout the region to 2031. Regency Tower would be a cornerstone of this growth and primacy of the Wollongong City Centre.	
	The Community Strategic Plan has six goals to support the future development of the Wollongong community to 2022. The relevant goals relating to the proposal are the following:	
	 Wollongong is a creative, vibrant city We have sustainable, affordable and accessible transport 	
Wollongong 2022 Community Strategic Plan	The proposal would further add to the vibrancy and creativity of the city centre through its high quality architectural design and its provision of additional housing, commercial and hotel space into the mix of uses throughout the city centre.	

The proposal would also encourage active forms of transport, through its strong pedestrian and public transport linkages.

Policy Document	Comment/Justification
Wollongong Economic Development Strategy 2013- 2023	The Economic Development Strategy has five key objective to drive future economic growth. Objective 3 refers to expanding and improving Wollongong as the regional city of the Illawarra. The Strategy states that this will be achieved when the City Centre is revitalized and active, when Wollongong is a preferred conference and events destination and when it is the place to live, learn, work and visit.
	The proposal responds to this objective by providing a development that would complement and contribute to the revitalization of the City Centre and would provide conference and hotel space that would place Wollongong on the map as a preferred conference and events destination.
Wollongong Evening Economy Action Plan	The Evening Economy Action Plan aims to improve and facilitate further development of venues that trade between the hours of 5pm and 12am In the Wollongong City Centre. The specific land uses it targets is retail and food and beverage venues as they promote higher amounts of people and pedestrian activity throughout the city, having social and economic benefits.
	The proposal would contribute to this by providing Wollongong's largest function space, an open air terrace, and would connect visitors with Crown Street Mall, the GPT Development and the Keira Street eat street through its hotel accommodation and strong pedestrian linkages.

2.2 Functional and Land Use Context

The Wollongong City Centre is defined by its past, present and future. Historically, the Crown Street and Keira Street junction has been a nodal point for commerce, visitors and public life. This continues at present with Wollongong's main retail precinct located here, with future land uses defined by the consolidation of retail uses in the Crown Street Mall due to Council's \$19.4 million revitalisation

investment and GPT's \$200 million West Keira Development. In addition, the western Crown Street area between the GPT development and the Wollongong Rail Station has been marked for future redevelopment as it has been subjected to urban blight and high vacancy rates in recent times.

The proposed development will be complementary to the retail and land use functioning of this area of the Wollongong City Centre. Specifically, the development will not impact on the vitality and viability of this retail and hospitality precinct; rather the development will provide commercial office space, hotel accommodation and residential apartments that will be synergistic and complementary, through the provision of additional patrons, shoppers and workers in the vicinity of the area. Moreover, the development will have the potential to act as a catalyst for the wider revitalisation of the West Crown Street area, through the addition of increased residential population and pedestrian traffic in the area.

2.2.1 Surrounding Land Uses

The site is surrounded by significant, high density developments which are changing the landscape of this part of the CBD. Some of these developments include:

- North, the seven storey Martin Morris and Jones (MMJ) commercial building (Regent House).
- > East, Regent Street and a residential flat development consisting of in excess of 70 units over four storeys, with the GPT shopping centre and Crown Central beyond
- South, Rawson Street and a car park beyond. The site of the car park has approval for an 18 storey mixed use development subject to DA-2011/770 and 9 Crown Lane has approval for a 9 storey mixed use development subject to DA-2009/1113. Both of these two developments would change the land use context of the area, bringing increased commercial workers and residential tenants to the existing area. The proposal would complement the functioning of these two developments by allowing Regency Hill to be a mixed use hub, with improved pedestrian infrastructure and streetscape interaction.
- > West, a car park servicing the MMJ building and three storey Department of Housing commercial office building, a seven storey residential flat building and

the proposed 'Skytower" 26 storey mixed use development currently under assessment subject to DA-2014/1262.

The above developments are shown in the following locality analysis plan (refer to **Figure 4**).

Figure 4 Locality Analysis Plan



2.2.2 Morphological Context

The surrounding built form of developments have been used to site and define the design of the proposal. The built form on Regent Street is different to the built form on Rawson Street, with the proposed development responding accordingly.

The Regent Street streetscape is defined and enclosed by the MMJ Building and the AHM building, both to the north of the site. These two developments define the street frontage height of Regent Street, as illustrated in **Figure 5** and **Figure 6**. This results in street frontage heights of approximately 25 to 30m.

Figure 5 Regent Street Streetscape Looking North



Figure 6 Regent Street Streetscape Looking South



The Rawson Street streetscape is defined by a built form that is lower in scale that Regent Street. The Department of Housing building and the residential flat building development along Rawson Street (refer to **Figure 7**) contain pitched roofs, with street frontage heights of 10 to 15m. At the corner of Rawson and Regent Streets, the Rawson House Commercial Building has a street frontage height of around 20m, with minimal street interaction.

The proposed street frontage heights of the approved developments, although not yet constructed, at 9 Crown Lane and would be defined by the height of the Rawson House Commercial Building.

Figure 7 Rawson Street Streetscape Looking West



Specifically, the manner in which the development relates to the existing streetscape has been defined by the built form of adjoining developments:

- > The street frontage height of the podium has been defined on the northern boundary by the MMJ building (refer to Figure 8). It was considered that due to the scale, structural quality and continued use of this commercial development, the existing street frontage height of the MMJ building define the street frontage height of the commercial podium of Regency Tower. This continued the existing commercial built form and provides a beneficial urban design outcome for Regent Street.
- > The street frontage height of the western boundary of the development is defined by the adjoining Department of Housing and residential flat building developments (refer to Figure 9). The residential flat building, in particular, is considered to be long term development, and using this as a reference for the Rawson Street frontage height improves the continuity of the streetscape.

The Regency Tower development has also been informed by the built form of modern development within the vicinity of the site. For instance, the AHM Office building incorporates a range of steel and glazing in its façade, with a similar palate being used by the Regency Tower development. Furthermore, the GPT development has emphasised corner treatment as a way to draw pedestrians into the complex, with the Regency Tower development using a similar built form approach to encourage pedestrian activity through a legible corner entry area visible from Rawson and Regent Streets and Crown Lane.

2.2.3 Future Built Form on Regent Hill

Regent Hill is earmarked for future development potential, with 80m and 65m height controls applicable along Rawson and Regent Street. The southern side of Crown Street also has the potential for developments to reach 120m in height.

A contextual cross section illustrating how the development will relate to future developments on Regent Hill is provided at **Figure 10**.

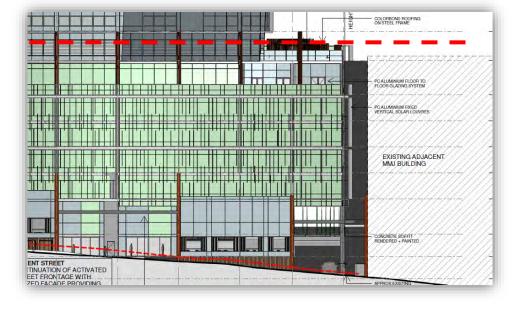


Figure 8 Regent Street Frontage Height Defined by Surrounding Built Form



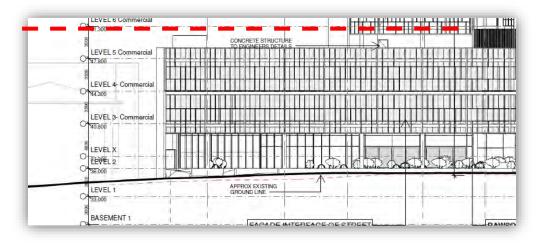
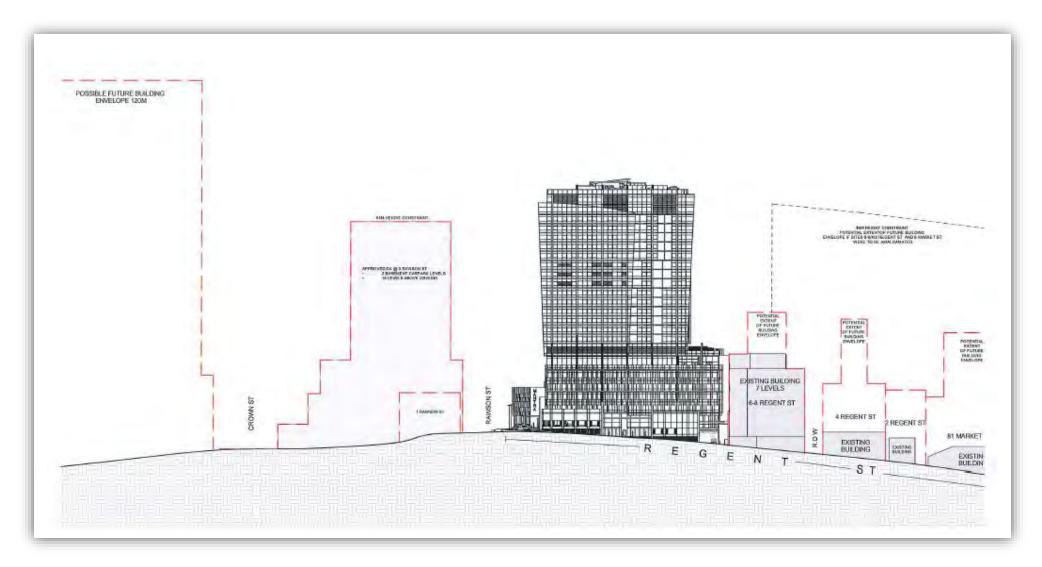


Figure 10 Contextual Cross Section, Regent Hill



2.3 Streetscape and Public Domain Context

2.3.1 Existing Character

The existing character of Regent and Rawson Streets is dominated by a range of residential and commercial land uses. The built form is characterised by medium to high density developments that front the streets. Most buildings are approximately 4 - 8 storeys high and have relatively wide street frontages. Pedestrian activities are currently limited as there is a lack of pedestrian oriented developments along the street and minimal services to encourage local active trip generation. The views to the north and west along Regent and Rawson Streets respectively terminate at the Escarpment. Southerly and easterly views along Regent and Rawson Streets are limited by the upward gradient of the hill and development around the crown of the roads. Consequently, the Escarpment is the primary natural feature within the streetscape; however, the existing scale of development dominates pedestrian views.

The existing development along Regent Street limits views directly to the east, concealing the major commercial buildings within the CBD comprising Wollongong Central and the new GPT development.

Both streets have relatively narrow footpaths and limited street trees, which in conjunction with the lack of local services and street activation discourages pedestrian movements.

The images in **Figure 11** and **Figure 12** illustrate the existing streetscape character, with the extent of local view corridors discussed below in **Section 2.7**.

2.3.2 Future Character

The proposal would transform the existing streetscape character, providing an enhanced level of visual amenity and streetscape interaction. The lack of activation within the precinct is low due to the internal orientation of the active spaces within buildings, rather than towards the street.

The height of the proposed building in conjunction with the width of Rawson and Regent Streets would limit the casual views to the lower levels of the building only, with pedestrians required to look directly upwards to view the building in its entirety due to the proximity of the viewing location to the form.

Figure 11 Existing Streetscape Character





- 1. Crown Lane looking west towards the site
- 2. MMJ building adjoining the northern boundary of the subject site
- 3. Existing residential flat building opposite the site on Regent Street
- 4. Office building to the south of the site on Rawson Street
- 5. Department of Housing office to the west of the site
- 6. Regent Street looking south towards the site

Figure 12 Streetscape Perspectives

Regent Street – there is no street activation occurring along Regent Street, with the MMJ and AHM building in particular providing large expanses of walls with minimal opportunities for views between public and private space. The residential flat building opposite the site is setback behind trees to ensure residential amenity, with minimal interaction with the street.



Rawson Street – a large vacant block dominates the Rawson Street streetscape opposite the site, with the office building and residential flat building development having minimal activation and interaction with the street.



Crown Lane – Crown Lane is a narrow laneway with poor pedestrian infrastructure. Existing developments front the laneway with minimal activation. The GPT development does not have any entry points along the laneway, utilising only display windows to interact with the street.





Crown Lane Intersection – developments fronting the Crown Lane Intersection have poor interaction with the street, with developments setback from the street behind fencing and vegetation.





2.3.2.1 Regent Street Character

The proposal directly interacts with the street, by bringing the façade to the street frontage line, ensuring an activated streetscape, promoting a positive pedestrian experience and passive surveillance opportunities.

The drawing set illustrates that the façade fronting Regent Street is highly articulated with glazing along the frontage of the retail premises, cafes and commercial lobby (refer to **Figure 13**). Additionally, the mix of finishes and articulation treatments wrapping around the corner of Regent / Rawson Streets break up the façade at the lower levels and adds visual interest.

The frontage has been designed to address the pedestrian scale with the floor levels stepped to reflect the footpath level. The building entries have been designed to be legible for pedestrians, clearly identifying the entry points, with the entry locations and associated internal uses strategically placed to be visible from Crown Lane and the Rawson / Regent Street footpaths.

2.3.2.2 Rawson Street Character

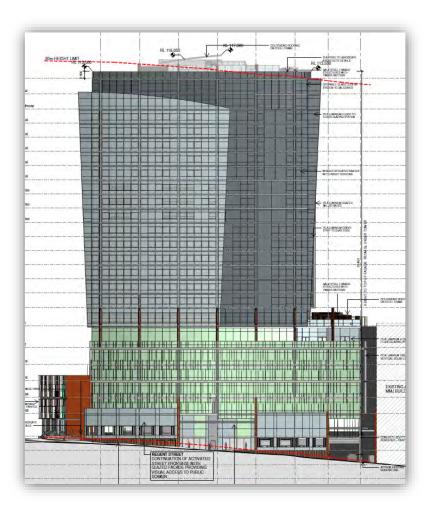
The Rawson Street frontage has been redesigned to provide activation across the frontage, with access to the hotel lobby provided, along with a porte cochere vehicle drop off area. **Figure 11**, view point 2 and 6 represent the current views to the site from Rawson and Regent Street respectively from a pedestrian perspective.

2.3.2.3 Solar Access

Solar access to Regent Street would be reduced from midday as a result of the proposal, with Solar Access to Rawson Street reduced from late morning to late afternoon.

The location of the site immediately adjacent to the western side of Regent Street and the northern side of Rawson Street, along with the width of the street would place the street in shade for any mid-level building or higher. Consequently, the proposal would place no greater impact on streetscape amenity than a mid-level residential flat building or commercial development. In order to provide an improved level of street amenity lightweight materials, primarily glazing have been used. Furthermore, solar access would still be possible during the morning and late afternoon.





2.4 Temporal and Perceptual Context

2.4.1 Temporal Context

The existing site is not frequented by high amounts of pedestrian traffic during the day, except for workers in nearby office buildings, along with residents entering and exiting the residential flat buildings on Regent and Rawson Street.

This is continued during the evening, with no activities present on Regent Hill that drives any pedestrian traffic.

As such, the development will be a positive addition to Regent Hill by providing a range of land uses that will ensure pedestrian traffic to and from the site will occur throughout the day and into the evening, supported by the streetscape and public domain strategies listed at **Section 2.3**.

2.4.2 Perceptual Context

The subject site is befitting of a landmark development due to its position atop a hill within the Wollongong City Centre. However, the site is not perceived as one. This is primarily due to the site being cleared, but also due to the perceived barriers with having to walk up the hill. Crown Lane, in particular, is constrained by a narrow footpath that is not conducive to pedestrian movements. **Figure 14** and **Figure 15** illustrates how the existing scenario does not provide any visual cue for pedestrians to venture up Regent Hill towards the subject site.

As a result of the temporal context outlined above, there is also the potential for perception of crime to occur with low pedestrian movements, particularly during night time periods. There is this perception that may existing with the existing development on the subject site.

Figure 14 The Subject Site Viewed from the Crown and Keira Street Intersection and Crown Lane





Figure 15 The Subject Site Viewed from Rawson and Market Street Intersection



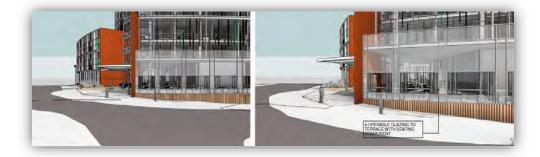
The Regency Tower development represents a significant increase in the scale and built form on Regent Hill and brings a great opportunity to improve the community perceptions to Regency Hill. A key component to remove the perceived barrier of climbing the hill has been to implement a highly legible and recognisable entrance to the building, which draws pedestrian traffic to the development. This is considered a suitable urban design element in the building to ensure the development integrates with the streetscape context.

Pedestrians looking at the development from Crown Lane, Regent and Rawson Street will not only see a large tower, they will see a highly visible and legible entrance to the building that addresses the corner of the site (refer to **Figure 16**). This will create result in the site being perceived as being highly accessible to pedestrians, giving pedestrians a real reason to now go to the "top of the hill".

Moreover, it should be added, that at a city-wide scale, Wollongong does not have any legible and recognisable urban landmarks that are synonymous with the public's perception of Wollongong. This has changed, in some part due to the completion of the GPT development, however, it is considered that the landmark Regency Tower development will be highly recognisable and inform the perceptions of Wollongong to the wider public.

Figure 16 Legibility of the Regency Tower at the Street Level





2.5 Transport and Accessibility Context

The site is located within walking distance to public transport:

- > 380 m of Wollongong Railway Station
- > 165 m of the nearest bus stop and Gong Shuttle

It is also located within 250 m of the newly completed GPT West Keira Development and the soon-to-be completed Crown Street Mall revitalisation.

The site is centrally located between the train station and Crown Street Mall. Its proximity to public transport provides opportunities for the site to accommodate a large scale development.

As a result, the proposal has reinforced pedestrian linkages along Rawson Street and Crown Lane, in particular, to encourage residents, workers and visitors to the site to utilise active transport measures. This has been achieved through the range of public domain strategies detailed at **Section 2.3**.

The location of the site and its proximity to public transport connections is illustrated at **Figure 17**.

2.5.1 Pedestrian Permeability

The site is located within the Wollongong City Centre, with a range of complementary land uses, services and transport nodes to be within both a 400m and 800m walking catchment. The main pedestrian access to the site is via Crown Lane, which connects the site with the GPT development and Crown Street Mall, Regent Street, which connects the site Market Street, and Rawson Street, which provides access to the Wollongong train station. The existing development along Crown Street does not provide any pedestrian permeability between the site and Crown Street.

The development responds to this context by promoting increased pedestrian flow along these routes by ensuring the site creates a legible and walkable façade, providing visual cues and destinations to be visible to pedestrians. Specifically, the development will improve Crown Lane pedestrian activity by promoting visual sight lines between the interior of the development and Crown Lane through its corner treatment.





2.6 Topographic and Visual Context

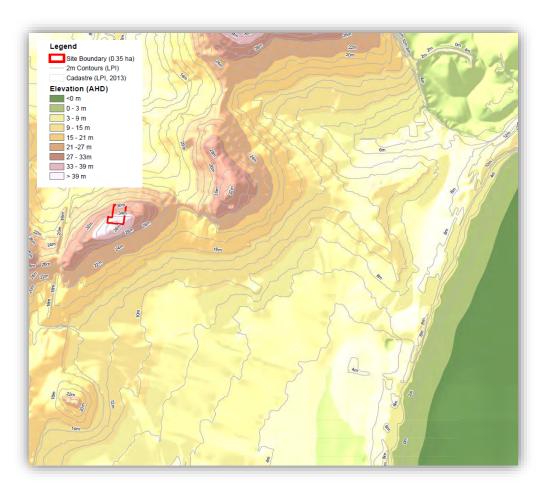
2.6.1 Topographic Context

The Wollongong City Centre is located on the coastal plain between the Illawarra Escarpment and the Pacific Ocean. The topography of the area ranges from flat and gentle slopes at the coastline, which increase in grade nearing the Illawarra Escarpment and the slopes of Mt Keira. Bisecting this wider topography is a ridge that runs west to east from Mt Keira, terminating in the city centre. This ridge is highly visible throughout Wollongong and its surrounding suburbs.

The site is located atop Regent Hill, the highest point in the Commercial Core of the City Centre (refer to **Figure 18**). The hill is at the forefront of a ridge that extends from the Escarpment eastwards, ending within the centre of the CBD, thus providing views across the City skyline. It is visually prominent along the coastal plain, and in conjunction with the City's other tall buildings, both existing and proposed would provide Wollongong CBD with a cluster of buildings demarcating the City visually from across the Region's coastal plain.

This natural topography of the Wollongong CBD results in any development on the subject site being highly visible throughout Wollongong and its surrounding suburbs. As a result, the site requires a landmark development that is aesthetically appealing from a 360 degree vantage point. The latest iteration of architectural drawings illustrate how the development has achieved landmark status from major vantage points in Wollongong and surrounding suburbs. This is illustrated further at **Section 2.8**.

Figure 18 Topographic Map



2.7 Visual Context

The proposed development would transform the character of both the surrounding streets and the wider western City Centre area. **Figure 19** identifies the view corridors both to and from the site and illustrates through the photomontages how the proposal would present from various view points in the surrounding area.

The proposal would afford views to:

- > The Escarpment to the north and west
- > The City Centre and ocean to the east
- > Views to Lake Illawarra and Shellharbour to the south

The extent of views from the proposed development would further enhance the opportunities created for tourism by this landmark project.

Council Policy encourages the activation of laneways throughout the CBD. Crown Lane is anticipated to be revitalised with the development of the GPT building, resulting in an increase in pedestrian movements and general on street activation including outdoor dining and retail. The primary vista when heading west up the rise on Crown Lane would be of the proposed development. Due to the additional distance from parts of Crown Lane to the development as opposed to the more constrained pedestrian views from Rawson and Regent Streets, the mid to upper building levels would also be visible via a narrow view corridor created by buildings on either side of Crown Lane.

The design has enhanced the view westwards from Crown Lane to the proposal through:

Further activating the corner of Regent and Rawson Streets by reducing the planter bed height to a more pedestrian scale and a mix of visually prominent finishes at levels 1 and 2 to break up the mass of the building and add visual interest

- > The reduced planter height in conjunction with the visually permeable façade to the internal retail and commercial space comprising tapas bar and lounge allows views through the façade increasing street activation.
- > An additional pedestrian entry has been incorporated into the corner of the building providing permeability and ease of access.

The Rawson/Regent Streets corner of the building is the first point seen when pedestrians walk west along Crown Lane. The above changes have reduced the perceived scale of the building, enhanced streetscape interaction and connectivity with the street through the additional transparency created by the revised materials, additional entry and more appropriate planting.



Local View Corridors

REGENT STREET

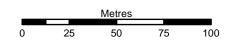
Legend

	Site Boundary
ᠬ	Viewpoints
	· Railway (LPI)
	Cadastre (LPI, 2013)



FIGURE 19

1:2,000 Scale at A3





Map Produced by Cardno NSW/ACT Pty Ltd (WOL) Date: 2014-01-07 Coordinate System: GDA 1994 MGA Zone 56 Project: NA82014006-01 Map: G1013_ViewCorridor.mxd 01

Aerial imagery supplied by nearmap (July 2013) Rendered images supplied by PRD Architects

2.8 Regional Visual Context

The proposal would provide a landmark development within the Wollongong CBD that would be visible from a range of locations within the Region (refer to **Figure 20**). A number of these key views have been examined to gain an understanding of how the development would impact the regional context.

Key viewpoints selected are:

- > Flagstaff Hill
- > Wollongong Golf Club
- > Smiths Hill
- > Throsby Drive

Refer to Figures 21 – 24.

These viewpoints have been selected due to their strategic position within the Wollongong context, with Flagstaff Hill in particular providing an iconic view of Wollongong. The views have subsequently, been considered in the design development, with the building mass and bulk examined through iterative changes to the buildings orientation, scale and façade treatments. The building in the context of regional views is illustrated by the photomontages.

The analysis illustrates that the building is a prominent feature within the Wollongong area due to its height and elevated location, particularly when viewed from the mid-distance as illustrated by the photomontages from Smiths Hill and Throsby Drive. However, the design has incorporated measures, which in conjunction with the building orientation reduce the perceived scale.

2.8.1 Flagstaff Hill

The longer distance views of Wollongong, particularly from the north east, as illustrated by the photomontage from Flagstaff Hill show that while the building is distinctly higher than the surrounding Wollongong CBD development, the buildings dominance of the visual plane is reduced by the scale and dark shades of the Escarpment, which prevents the sky lining of a large portion of the building.

The east and west facing facades have been tapered to reduce the vertical lines of the building. The tapering adds interest and breaks up the linear nature of the façade to reduce the perceived height when viewed from distance.

The latest design iteration includes further façade articulation through differently coloured glazing to break up the façade of the building, adding visual interest when viewed from distance.

2.8.2 Wollongong Golf Club

The building has been orientated to reduce the perception of mass created by a flat frontage; with a sweeping façade finishing on the narrower north and south elevations. To further reduce the mass a convex façade has been employed for the east and west elevations, reducing the visual mass, as illustrated by the Golf Club Photomontage.

The building orientation and Escarpment back drop reduce the dominance of the building when viewed from the south east. Furthermore, the intervening buildings assist in reducing the buildings perceive scale and break up the façade.







REGENT STREET



Map Produced by Cardno NSW/ACT Pty Ltd (WOL) Date: 2014-10-30 Coordinate System: Project: NA82014006-01 Map: G1018_View4_Flagstaff.mxd 02

Rendered image supplied by Cardno



View Corridor from Wollongong Golf Course

REGENT STREET



Map Produced by Cardno NSW/ACT Pty Ltd (WOL) Date: 2014-10-30 Coordinate System: Project: NA82014006-01 Map: G1017_View3_GolfCourse.mxd 02

Rendered image supplied by Cardno

2.8.3 Keira Street / Smiths Hill

The mid distance view of the building from Keira Street at Smiths Hill demonstrates the building height and primacy within the streetscape. However, the convex form and orientation reduce the buildings mass.

The distance of the view from the site does not diminish the effect of the architectural treatments that seek to create an iconic landmark within the Wollongong skyline, adding to the Regional primacy of the City Centre.

The building has been designed to minimise impacts on adjoining occupants through the design of a visually appealing development that minimises overshadowing and perceived bulk. Furthermore, the revised roofing scheme, comprising a curved façade and sweeping balustrade break up the scale of the building further to address perceived visual mass and add visual interest.

2.8.4 Throsby Drive

The Throsby Drive montage illustrates the proposed development within the surrounding development context. The montage demonstrates that the proposal adds a new dimension to the character of the western portion of Wollongong City Centre's skyline. While the building is larger in scale than the surrounding development it is consistent with the State and Local Government's strategic intent for this area, which aims to reinforce the primacy of the City Centre through the development of higher density mixed use development.

The podium provides a consistent bulk and scale for the building with that of the lower levels of the existing buildings. Planned future developments within the surrounds generally cover a high proportion of the lots.

The greater height of the building is offset by the use of generous boundary setbacks above the podium, with a highly articulated façade. The articulation, suite of architectural treatments and varied palette of finishes reduces the building mass and provides a land mark feature within the CBD, as illustrated by the photomontage.



View Corridor from Throsby Drive

REGENT STREET



Map Produced by Cardno NSW/ACT Pty Ltd (WOL) Date: 2014-05-20 Coordinate System: Project: NA82014006-01 Map: G1015_View1_ThrosbyDrive.mxd 01

Rendered image supplied by Cardno





REGENT STREET



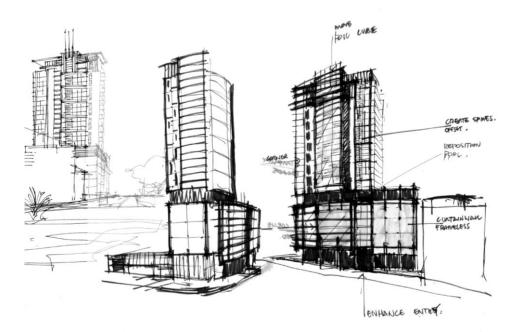
Map Produced by Cardno NSW/ACT Pty Ltd (WOL) Date: 2014-05-20 Coordinate System: Project: NA82014006-01 Map: G1016_View2_KeiraStreet.mxd 01

Rendered image supplied by Cardno

3 Design Evolution

The design of Regency Tower has evolved from its initial design as further understanding of the site and how it interrelates with the range of contextual elements were implemented into each iteration. The images below detail the design evolution of Regency Tower.

Figure 25 Preliminary Concept Sketches



The preliminary concept sketches reveal the importance placed on addressing the corner, capitalising on view corridors to and from the site. The street frontage height of the building was defined by the adjoining buildings, as illustrated in the sketches.

Figure 26 Original DA Lodgement



The orginal DA design at the lodgement resulted in clear differention between the podium and the tower components. Landscaping was provided at the street frontage, with the street level corner incorporating landscaping and water features.

Figure 27 Design Review Panel Iterations



Figure 28 Joint Regional Planning Panel Lodgement



The DRP noted the importance of breaking up the façade of the building to improve the visual character of the building, particular on the western and eastern facades. This resulted in a half curtain wall and mesh exterior facades being proposed.

The JRPP submission responded to subsequent DRP comments by breaking up the façade with separated glass fins, relocating all basement parking access on Regent Street, and improving the street level interaction of the building, particularly on the corner. This included lower retaining wall heights and improved legibility of the corner entrance, demonstrating an active connection with Crown Lane.

Figure 29 Final Design





The final design has resulted in one hotel level being removed, with commercial space being redistributed. This has also removed the void in the commercial levels. The visual interaction of the eastern façade has been improved through different coloured glazing, with street level interaction improved through the removal of planter boxes and a revised corner entrance. This results in the development having a positive street level interaction, but also a positive city-wide and regional visual relationship.

4 Summary

Regency Tower will be a landmark development in the Wollongong City Centre. The proposed development considers the range of built and physical contexts relevant to the site including:

- > Urban and Policy
- > Functional and Land Use
- > Streetscape and Public Domain
- > Temporal and Perceptual
- > Transport and Accessibility
- > Topographic and Visual

The design of Regency Tower has addressed these contextual elements, with the development addressing these attributes in the following key ways:

- > The strategic hilltop location demands significant building heights, which is reflected in the topographic analysis and strategic policy documents.
- > The street frontage height of the development has been defined by existing built form surrounding the site.
- Improved street level interaction will ensure the perceived pedestrian barriers to the site are minimised, by attracting foot traffic through a legible and visually appealing entrance.
- > The proximity to the City's major transport interchange encourages a concentration of mixed use activities including business and a diversity of inner-city housing opportunities.
- > The proximity to some of the City's key development sites (GPT/AHM, Piccadilly and Crown Street Mall) has the potential to create a precinct of high economic, social and cultural activity that will celebrate the unique attributes and success of the City as the Illawarra's Regional Centre.

- > The land uses proposed in the development will be complementary to the retail hub located to the east of the site, with the commercial, hotel and function and residential uses providing increased patronage to successful functioning of these developments.
- > The concentration of high profile developments will encourage and attract large scale business and provide economic and employment activity to help the City to prosper.
- > The site will improve the pedestrian activity along Crown Lane, Regent and Rawson Streets, allowing increased pedestrian traffic during day and night time periods.
- > The active street front and corner entrance will create a visual and legible cue to minimise the perceived barrier of the hill.
- The mix of uses and façade finishes at the lower levels have been selected to activate the streetscapes of Rawson and Regent Streets, while providing an appropriate scale of development to relate to the pedestrian environment.
- > Regional views have been addressed through the orientation and finishes selected for the tower. The smooth, curved lines reduce the building mass while adding visual interest.
- > The provision of high quality civic and public domain space will encourage social and economic interaction through the concentration of employment and residential populations close to primary services and facilities.
- > The development integrates with the streetscape to create a precinct that has the potential to enhance the "heart" of the City's commercial centre, linked to the site via Crown Lane, thus supporting the key retail precinct within Crown Street Mall.
- > The iconic site location and views afforded would make the hotel an attractive venue for conferences and tourists, with economic multiplier effects realised across the City Centre due to the close proximity of the site.

Overall, the analysis and iterative architectural design process has produced a building that is supported by Council's strategic land use policy and reflects the current and future land use, built form and social contexts.

REGENCY TOWER



		Drawing List					
Sheet Number	Rev.	Sheet Name	Issue Date	Drawn By	Approved By		Shee Numb
DA00	C	TITLE SHEET	30.10.14	DC & SH	PR	Г	DA2
DA00	-	SITE ANALYSIS PLAN	30.10.14	DC & SH	PR	ł	DA
DA02		SURVEY PLAN	30.10.14	DC & SH	PR	ł	DA
DA03		SITE PLAN	30.10.14	DC & SH	PR	ł	DA
DA04		SITE MANAGEMENT PLAN	30.10.14	DC & SH	PR	ł	DA
DA05	D	BASEMENT 4- HOTEL VALET CARPARK RL.21.3	30.10.14	DC & SH	PR	-	DA DA
DA06	D	BASEMENT 3 - COMMERCIAL / HOTEL CARPARK RL. 24.2	30.10.14	DC & SH	PR		DA
DA07	D	BASEMENT 2- COMMERCIAL CARPARK RL.27.1	30.10.14	DC & SH	PR	-	DA
DA08	D	BASEMENT 1- RESIDENTIAL CARPARK RL. 30.0	30.10.14	DC & SH	PR		DA
DA09	E	LEVEL 1- COMMERCIAL LOBBY + HOTEL BOH	30.10.14	DC & SH	PR	ļ	DA DA
DA10	D	LEVEL 1- FRONT OF HOUSE	30.10.14	DC & SH	PR	ļ	DA
DA11	E	LEVEL 2- HOTEL LOBBY	30.10.14	DC & SH	PR	ļ	DA
DA12	E	LEVEL 2 FRONT OF HOUSE	30.10.14	DC & SH	PR		DA
DA13	E	LEVEL 2 BACK OF HOUSE	30.10.14	DC & SH	PR		DA
DA14	E	HOTEL/ COMMERCIAL- LEVEL 3 - 22 ROOMS	30.10.14	DC & SH	PR		DA DA
DA15	D	HOTEL/ COMMERCIAL LEVEL 3- FRONT OF HOUSE	30.10.14	DC & SH	PR		DA DA
DA16	D	LEVEL 3- BACK OF HOUSE	30.10.14	DC & SH	PR	ſ	DA
DA17	D	HOTEL/ COMMERCIAL- LEVEL 4- 23 ROOMS	30.10.14	DC & SH	PR	-	DA DA
DA18	D	HOTEL / COMMERCIAL LEVELS 4 - 6- FRONT OF HOUSE	30.10.14	DC & SH	PR		DA
DA19	D	HOTEL/ COMMERCIAL LEVEL 4 - BACK OF HOUSE	30.10.14	DC & SH	PR		
DA20	E	HOTEL/ COMMERCIAL LEVEL 5 , 8 ROOMS	30.10.14	DC & SH	PR		
DA21	D	HOTEL/ COMMERCIAL LEVEL 6, 8 ROOMS	30.10.14	DC & SH	PR		
DA22	E	LEVEL 7- FUNCTION/ RESTAURANT	30.10.14	DC & SH	PR		
DA23	E	LEVEL 8- RECREATION	30.10.14	DC & SH	PR		
DA24	E	HOTEL LEVELS 9-14, 16 ROOMS / LEVEL- 96 TOTAL	30.10.14	DC & SH	PR		
DA25	E	HOTEL LEVELS 15-17, 9 SUITES / LEVEL - TOTAL 27	30.10.14	DC & SH	PR		
DA26	E	RESIDENTIAL LEVELS 18-22	30.10.14	DC & SH	PR		



LOCATION PLAN



Rev.

 Drawing List			
 Diawing List			Approved
Sheet Name	Issue Date	Drawn By	Approved By
 Cheer Hume	loode Date	Diamity	
ACCESSIBLE LAYOUTS	30.10.14	DC & SH	PR
RESIDENTIAL SUB PENTHOUSE	30.10.14	DC & SH	PR
PENTHOUSE	30.10.14	DC & SH	PR
ROOF	30.10.14	DC & SH	PR
NORTH	30.10.14	DC & SH	PR
EAST	30.10.14	DC & SH	PR
SOUTH	30.10.14	DC & SH	PR
WEST	30.10.14	DC & SH	PR
SECTION A-A	30.10.14	DC & SH	PR
SECTION B-B	30.10.14	DC & SH	PR
SECTION C-C	30.10.14	DC & SH	PR
SHADOW DIAGRAMS SUMMER	30.10.14	DC & SH	PR
SHADOW DIAGRAMS WINTER	30.10.14	DC & SH	PR
FINSHES SCHEDULE	30.10.14	DC & SH	PR
COMMERCIAL SCREEN DETAIL	30.10.14	DC & SH	PR
PHOTOMONTAGES	30.10.14	SH	PR
PHOTOMONTAGES	30.10.14	SH	PR
3D	30.10.14	DC & SH	PR
3D	30.10.14	DC & SH	PR
GLAZING OVERSHOOT DETAIL	30.10.14	SH	PR
DETAIL SECTIONS 1	30.10.14	SH	PR
FACADE VIEW	30.10.14	SH	PR
REGENT / RAWSON STREET FRONTAGE	30.10.14	SH	PR
PERSPECTIVE IMAGES	30.10.14	SH	PR
LOBBY SECTION	30.10.14	Author	Approver
CONTEXTUAL SECTION (REGENT ST)	30.10.14	Author	Approver

DEVELOPMENT INFORMATION

10-18 REGENT STREET, WOLLONGONG

SITE AREA-

3648.3m²

FLOOR SPACE:-COMMERCIAL-**RESIDENTIAL-**HOTEL-

3964.3m²- 19.87% 4217.6m²- 21.15% 11762.1m²- 58.98%

TOTAL FLOOR AREA- 19 944.00m²

MAX FSR-PROPOSED FSR 19 960.76m² or 5.47:1 19 944.00m² or 5.47:1

LANDSCAPED AREA REQUIRED 543.0m² LANDSCAPED AREA PROVIDED 997.7m²

CARPARKING: COMMERCIAL-**RESIDENTIAL-**HOTEL-

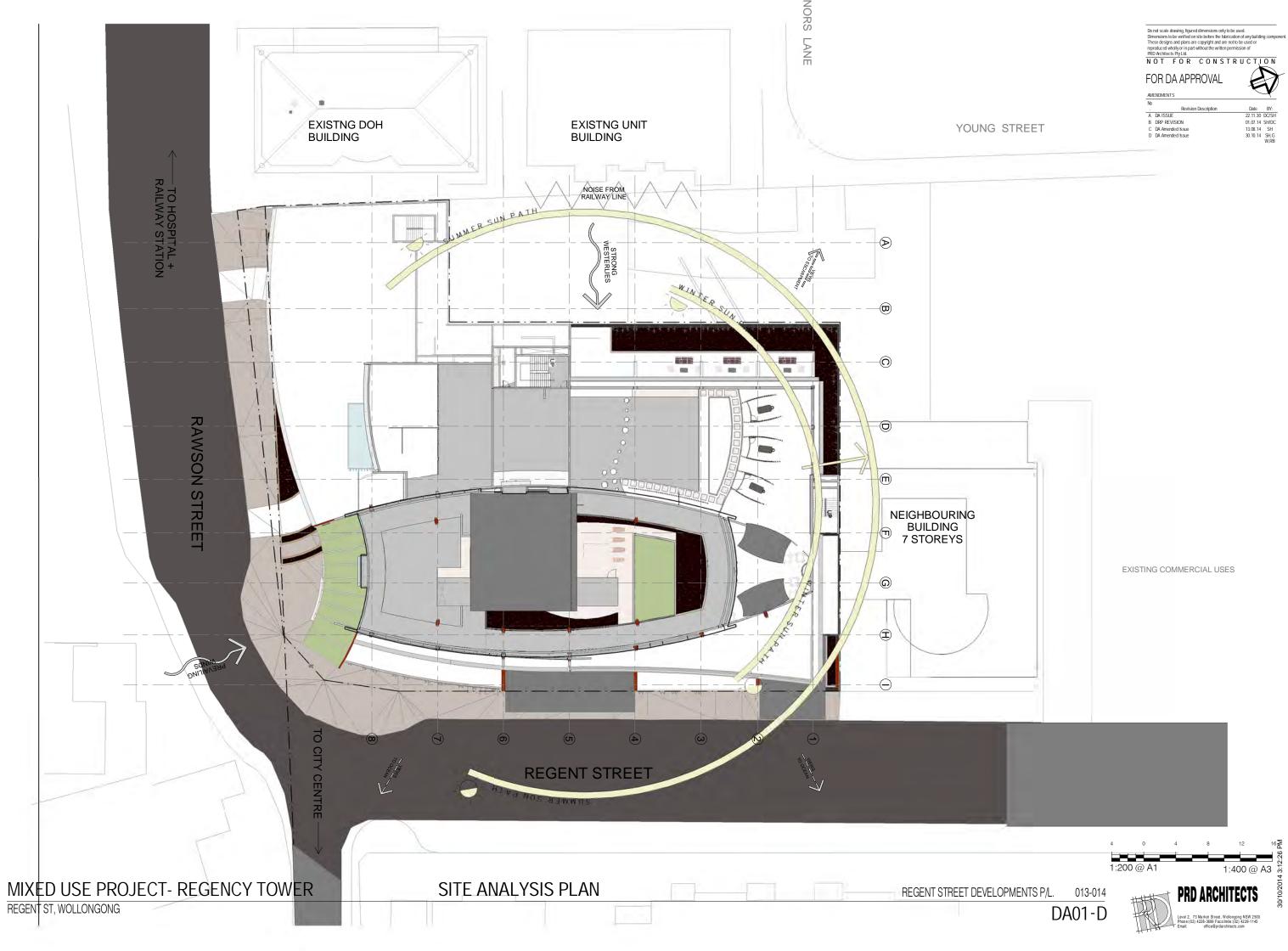
TOTAL 329 SPACES 69 SPACES 49 SPACES + 6 VISITOR 147 SPACES + 40 VALET

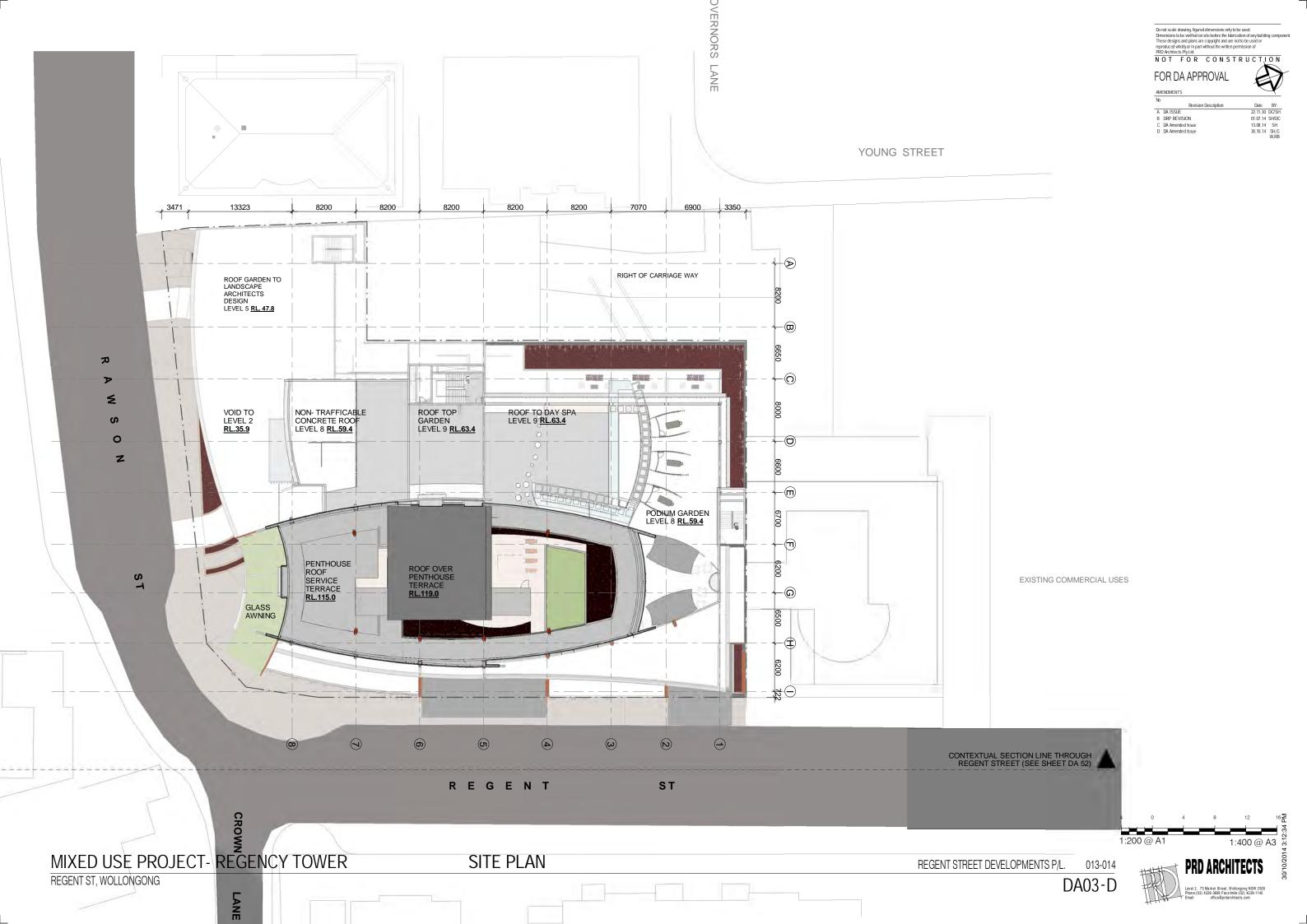
HOTEL ROOMS-163 HOTEL ROOMS 27 SUITES

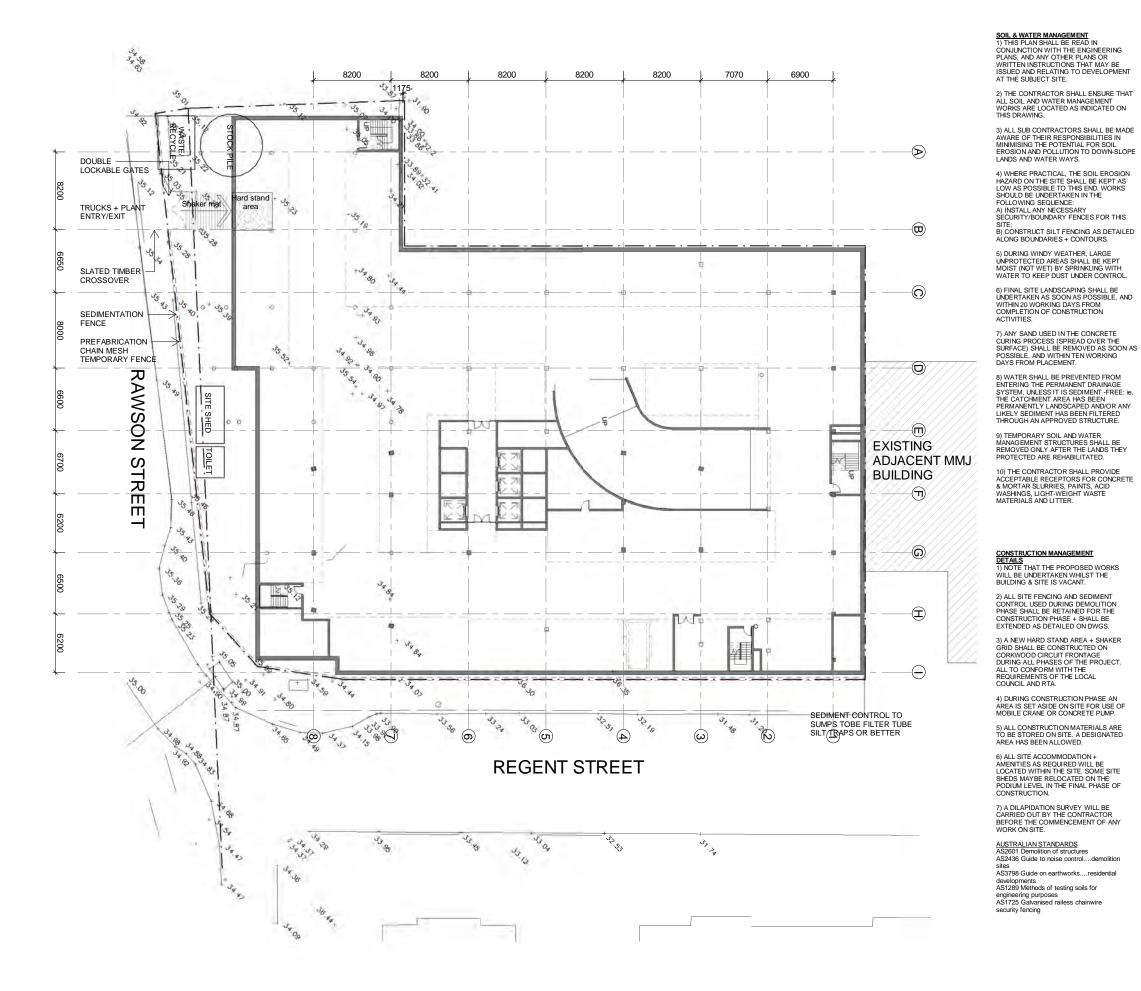
RESIDENCES-20 x 3 BEDROOM APARTMENTS **2 SUB PENTHOUSES** PENTHOUSE











REGENT STREET DEVELOPMENTS P/L.

EROSION & SEDIMENTATION CONTROL NOTES

) 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 HE 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 AL CONSTRUCTION TRAFFIC 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 INA 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

VALETWARS, SUITERS, FAVED 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, IB, MAKE ONGOING CHANGES TO THE PLAN. D) MAINTAIN EROSION AND SEDIMENT ONTPOOL MEASI LESS IN A EI INSTITUNIS

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



FOR DA APPROVAL

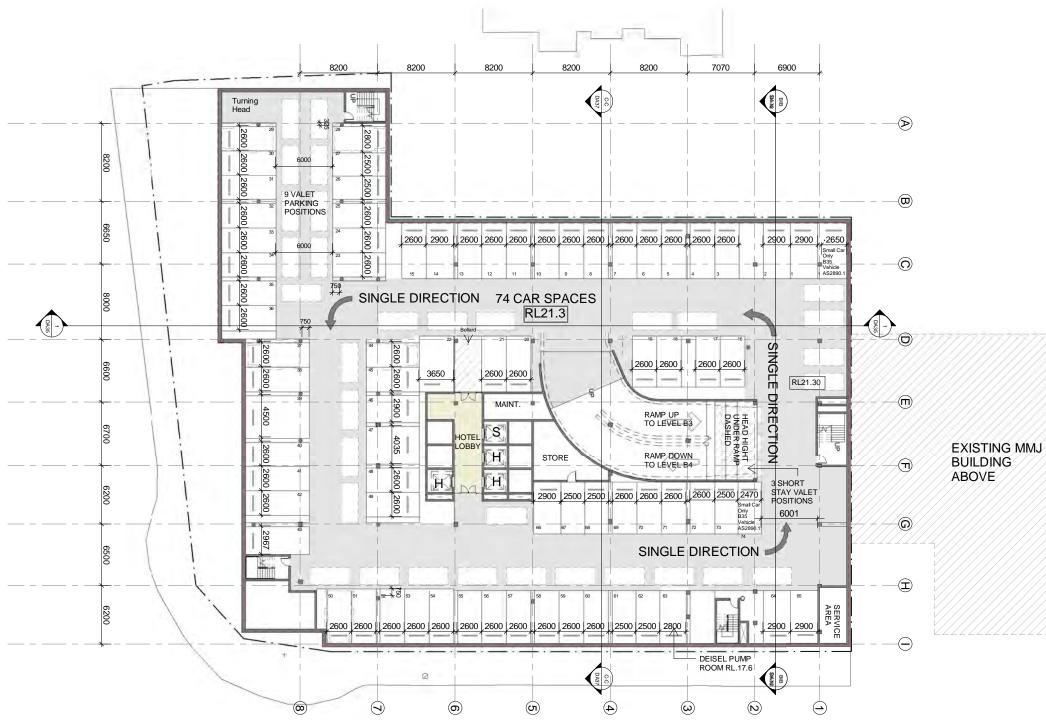
AMENDMENTS

No			
	Revision Description	Date	BY:
Α	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	DA Amended Issue	30.10.14	SH, G
			W,RB



DA04-D

013-014



MIXED USE PROJECT- REGENCY TOWER

BASEMENT 4- HOTEL VALET CARPARK RL.21.3

REGENT ST, WOLLONGONG

74 DESIGNATED + 33 VALET SPACES

o not scale drawing, figured dimensions only to be used. Imensions to be verified on site before the fabrication of any building componen hese designs and plans are copyright and are not to be used or sproduced wholly or in part without the written permission of RD Architects FPV Ltd.								
	OT F	0 R	CONS	ΤRΙ	ТСТ'І	ΟN		
(DR DA	APP	ROVAL		Ę	\mathbf{b}	/	
М	ENDMENTS					-		
b								
		Revision	n Description		Date	BY:		
ł	DA ISSUE				22.11.30	DC/SH		

м	LA 133UL	22.11.30	DUBI
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	DA Amended Issue	30.10.14	SH, G W, RB

NOTE:

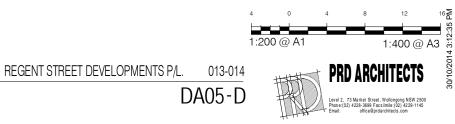
- ALL STAIRS TO COMPLY WITH AS1428.1DESIGN FOR ACCESS AND MOBILITY

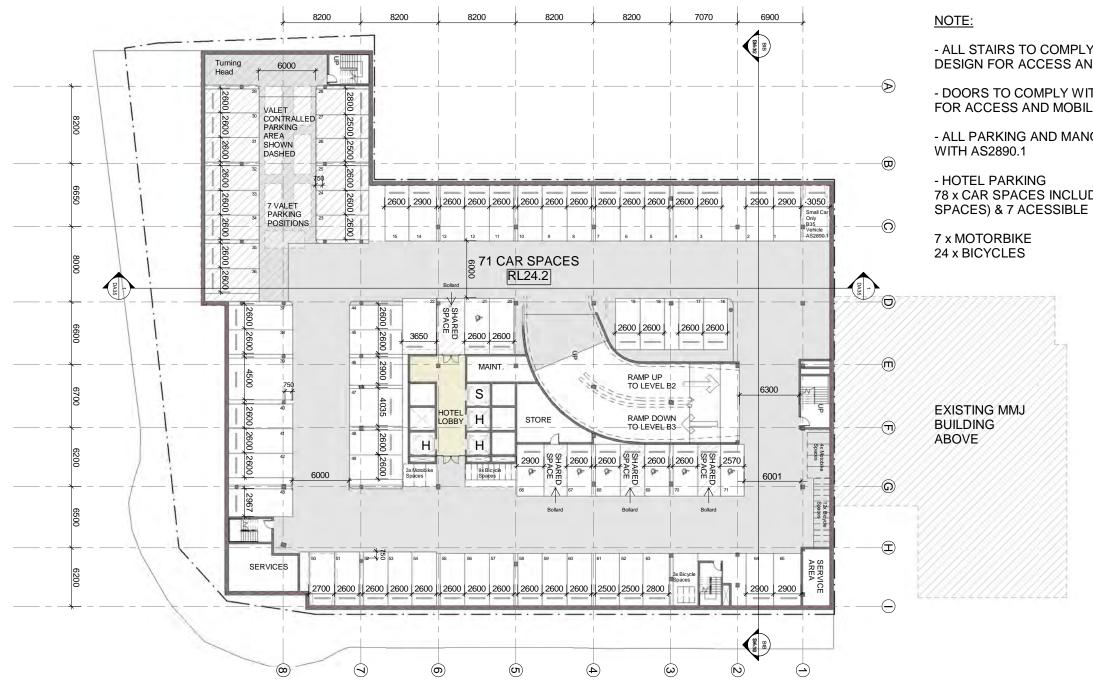
- DOORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

- ALL PARKING AND MANOUVREING COMPLIES WITH AS2890.1

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







MIXED USE PROJECT- REGENCY TOWER

BASEMENT 3 - COMMERCIAL / HOTEL CARPARK RL. 24.2

REGENT ST, WOLLONGONG

73 DESIGNATED CAR SPACES + 20 VALET SPACES

Do not scale drawing, figured dimensions only to be used. Dimensions to be varified on site before the faticitation of any building componen These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of PRD Architects Pty Ltd.								nt	
Ν	OT F	0 R	C 0	NS	Т	Rυ	C T I	ΟN	
F(OR DA	APF	ROV	'AL			Ę	\mathbf{r}	-
AM	ENDMENTS							-	
No									
		Revisio	n Descript	ion			Date	BY:	
Α	DA ISSUE						22.11.30	DC/SH	
В	DRP REVIS	SION					01.07.14	SH/DC	

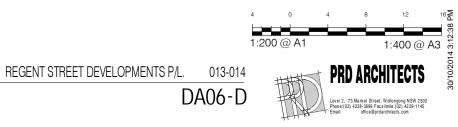
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	DA Amended Issue	30.10.14	
			W,RB

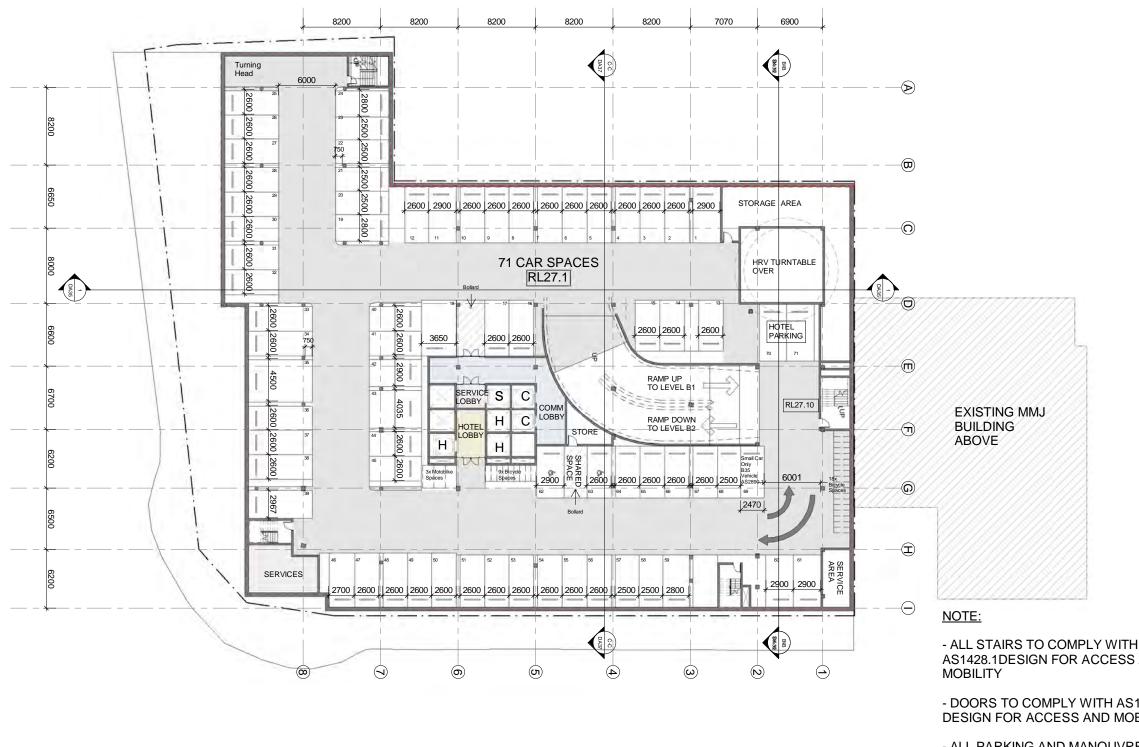
- ALL STAIRS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

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

- ALL PARKING AND MANOUVREING COMPLIES

78 x CAR SPACES INCLUDING (7 VALET





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

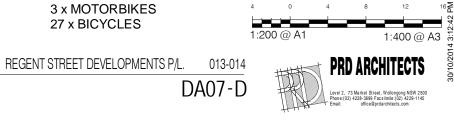
27 x BICYCLES

MIXED USE PROJECT- REGENCY TOWER

BASEMENT 2- COMMERCIAL CARPARK RL.27.1

71 DESIGNATED CAR SPACES (69 COMMERCIAL + 2 HOTEL)

REGENT ST, WOLLONGONG



AS1428.1DESIGN FOR ACCESS AND

- DOORS TO COMPLY WITH AS1428.1

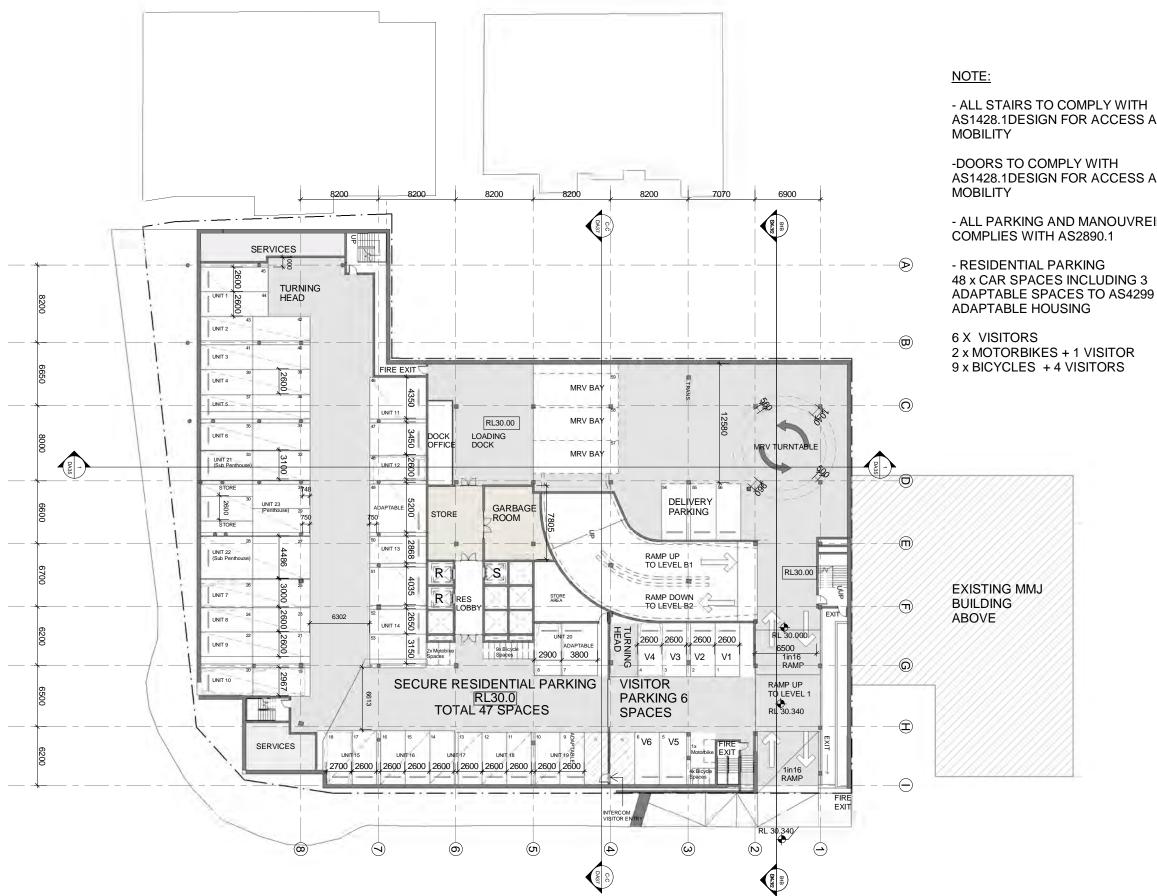
DESIGN FOR ACCESS AND MOBILITY

- ALL PARKING AND MANOUVREING COMPLIES WITH AS2890.1





Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the fabrication of any building comp These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of PDD desitivities to be 14 NOT FOR CONSTRUCTION



MIXED USE PROJECT- REGENCY TOWER

BASEMENT 1- RESIDENTIAL CARPARK RL. 30.0

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

REGENT ST, WOLLONGONG

Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the fabrication of any building com These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of TDD desitive to put in

NOT FOR CONSTRUCTION FOR DA APPROVAL



AMENDMENT

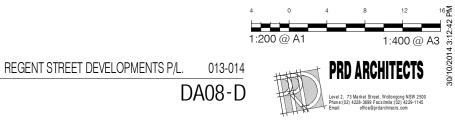
Č	Revision Description	Date
١	DA ISSUE	22.11.30
3	DRP REVISION	01.07.14
2	DA Amended Issue	13.08.14
)	DA Amended Issue	30.10.14

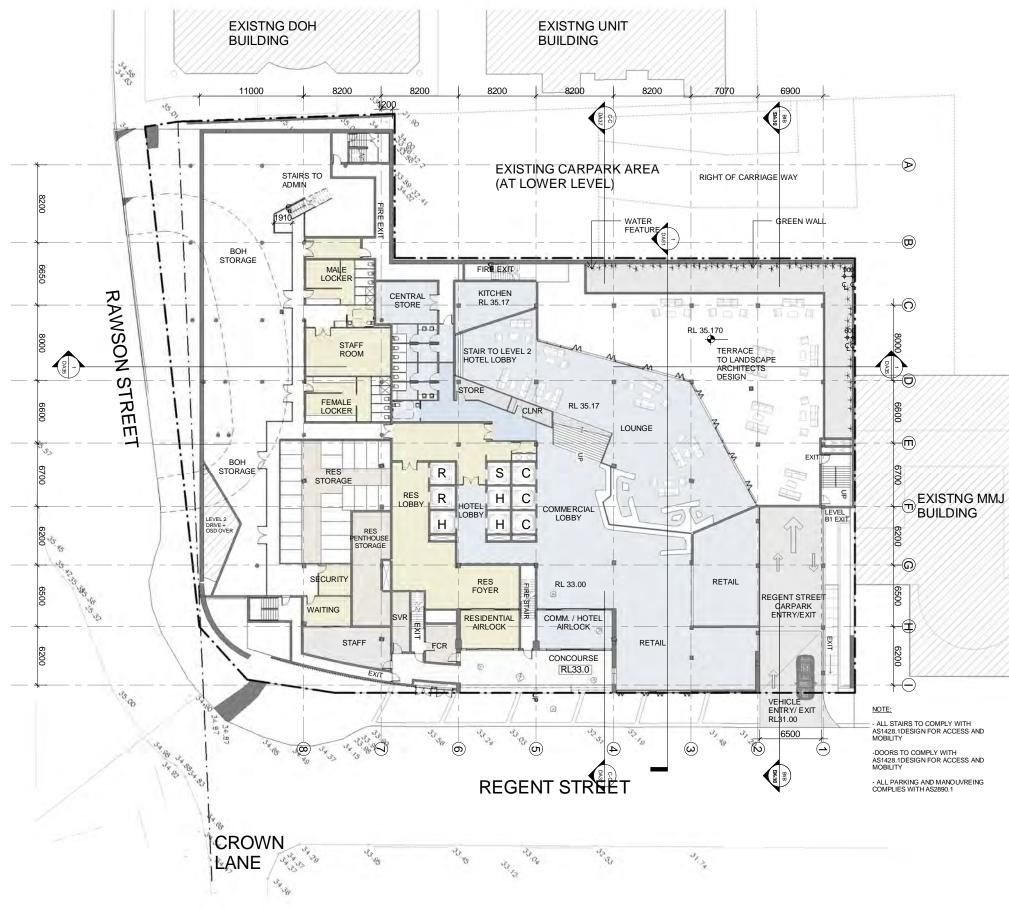
BY: DC/SH SH/DC SH/DC SH,G W,RB

AS1428.1DESIGN FOR ACCESS AND

AS1428.1DESIGN FOR ACCESS AND

- ALL PARKING AND MANOUVREING





MIXED USE PROJECT- REGENCY TOWER

LEVEL 1- COMMERCIAL LOBBY + HOTEL BOH

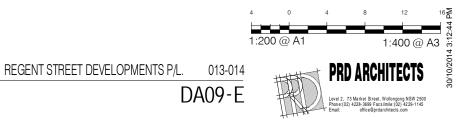
REGENT ST, WOLLONGONG

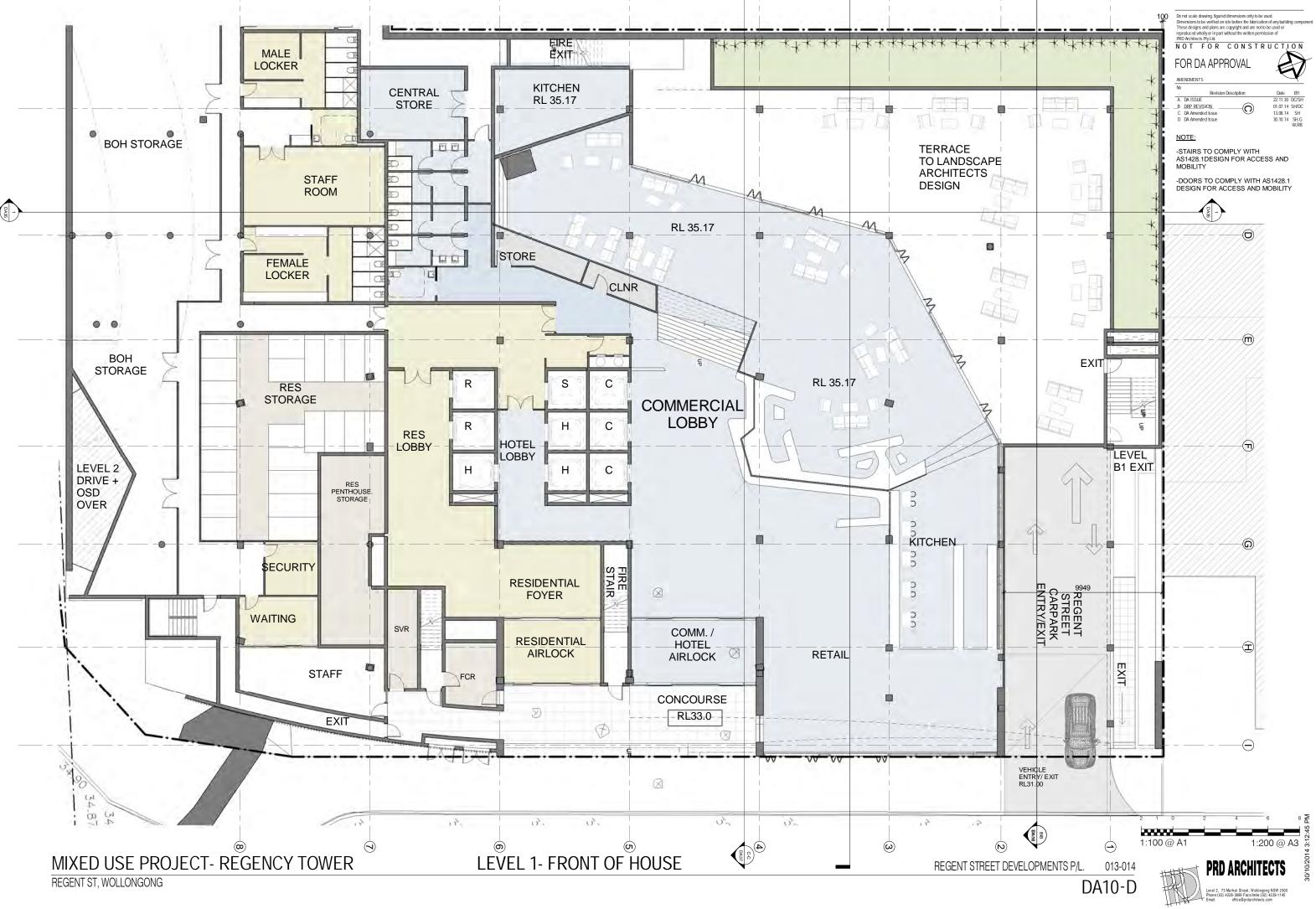
Do not scale drawing, figured dimensions only to be used. Dimensions to be wrified on site before the fabrication of any building con These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of PDD desitive DPU II of

NOT FOR CONSTRUCTION FOR DA APPROVAL

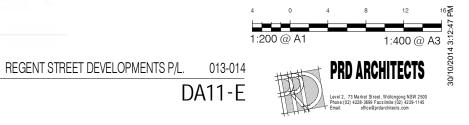
AMENDMENTS

No			
	Revision Description	Date	BY:
Α	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	WCC Review	29.10.14	SH, G W, RB
Е	DA Amended Issue	30.10.14	SH, G W, RB





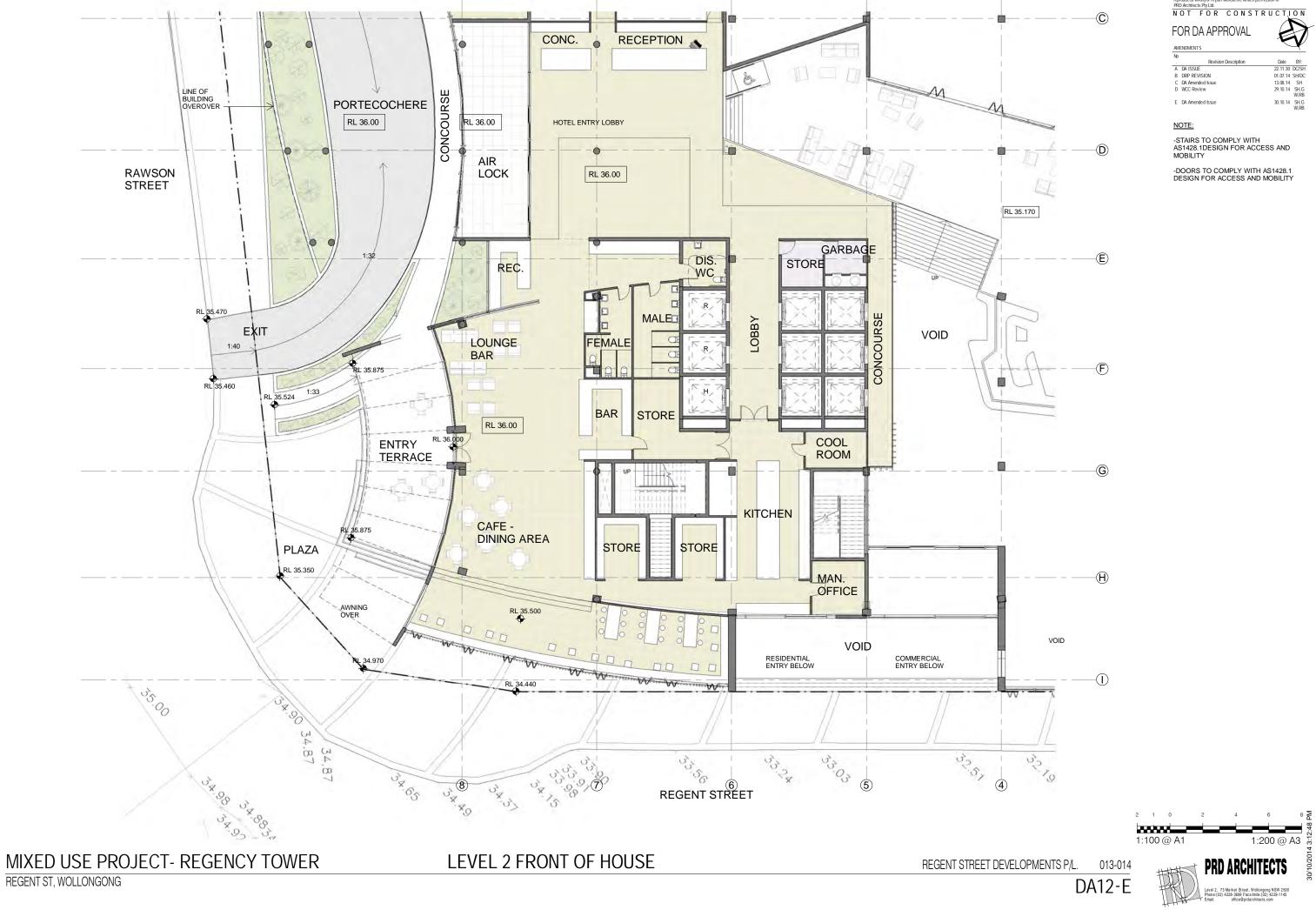






Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the fabrication of any building co These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of DD desilver the plat if

	Revision Description	Date	BY:
А	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	WCC Review	29.10.14	SH, G W, RB
Е	DA Amended Issue	30.10.14	SH,G W.RB





NO			
	Revision Description	Date	BY:
А	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	WCC Review	29.10.14	SH, G W, RB
Е	DA Amended Issue	30.10.14	SH,G



LEVEL 2 BACK OF HOUSE

Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the fabrication of any building com These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of TDD desitive to put in

NOT FOR CONSTRUCTION

FOR DA APPROVAL

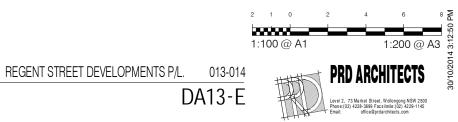
AMENDMENT

NO			
	Revision Description	Date	BY:
А	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	WCC Review	29.10.14	SH, G W, RB
Е	DA Amended Issue	30.10.14	SH,G

NOTE:

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

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





HOTEL/ COMMERCIAL- LEVEL 3 - 22 ROOMS

REGENT ST, WOLLONGONG

Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the fabrication of any building comp These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of PDD desitivities to be 14

NOT FOR CONSTRUCTION

FOR DA APPROVAL

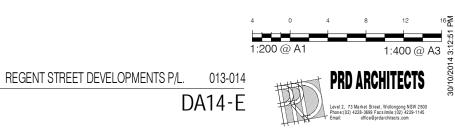
AMENDMENTS

No			
	Revision Description	Date	BY:
А	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	WCC Review	29.10.14	SH, G W, RB
Е	DA Amended Issue	30.10.14	SH, G W. RB

NOTE:

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

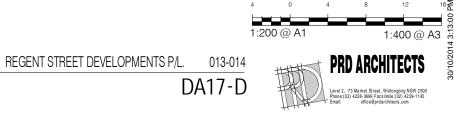
-DOORS TO COMPLY WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY





HOTEL/ COMMERCIAL- LEVEL 4-23 ROOMS

REGENT ST, WOLLONGONG



Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the fabrication of any building comp These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of TPD herektiving to be ut NOT FOR CONSTRUCTION

FOR DA APPROVAL

Revision Description

B DA Amended Issue C WCC Review D DA Amended Issue

AMENDMENTS

 Date
 BY:

 01.07.14
 SH/DC

 13.08.14
 SH

 29.10.14
 SH,G

 W,RB
 30.10.14

 SH,G
 W,RB





HOTEL/ COMMERCIAL LEVEL 4 - BACK OF HOUSE

REGENT ST, WOLLONGONG

Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the tabrication of any building component. These designs and plans are copythigh and are not to be used or reproduced wholly or in part without the written permission of PBD Architers Put I df.

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS No

 Date
 BY:

 22.11.30
 DC/SH

 01.07.14
 SH/DC

 13.08.14
 SH

 30.10.14
 SH,G

 W,RB
 SH
 Revision Description A DA ISSUE A DA ISSUE B DRP REVISION C DA Amended Issue D DA Amended Issue

NOTE:

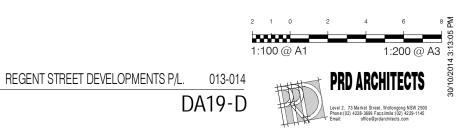
 \ge

-00

0

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

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





HOTEL/ COMMERCIAL LEVEL 5, 8 ROOMS

REGENT STREET DEVELOPMENTS P/L.

REGENT ST, WOLLONGONG

Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the fabrication of any building comport These designs and plans are corporginal and are not be used or reproduced wholly or in part without the written permission of PRO herebietor. Do the

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

No			
	Revision Description	Date	BY:
А	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	WCC Review	29.10.14	SH, G W, RB
Е	DA Amended Issue	30.10.14	SH, G

NOTE:

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

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

16₩

30/10/20

12

PRD ARCHITECTS

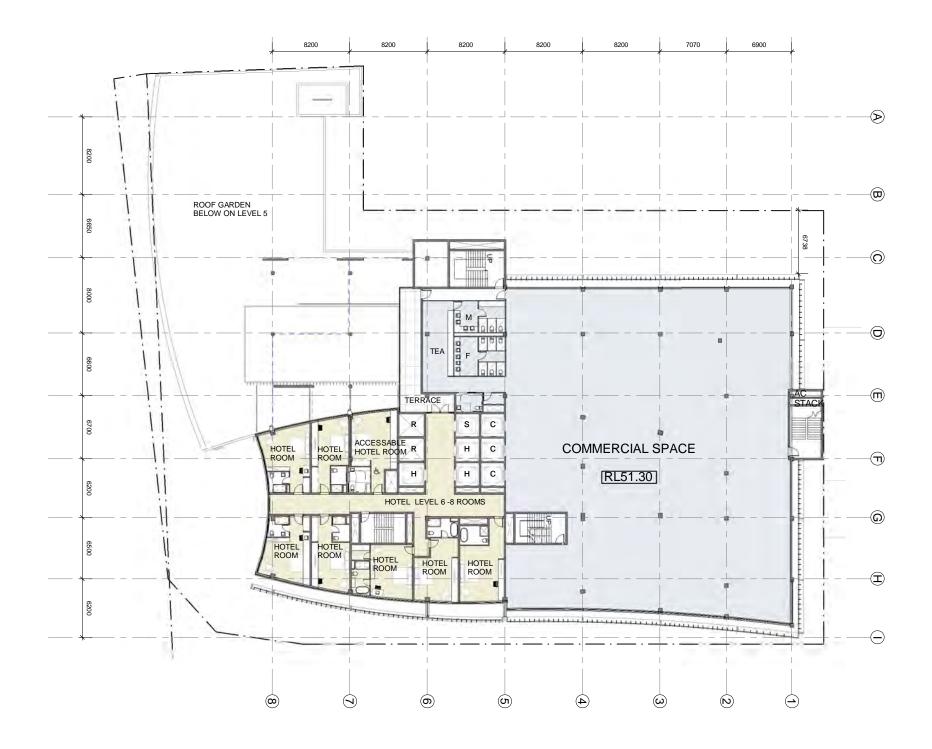
Level 2, 73 Market Street, Wollongong NSW 2500 Phone:(02) 4228-3699 Facsilmile:(02) 4229-1145 Email: office@prdarchitects.com

1:400 @ A3 🚡

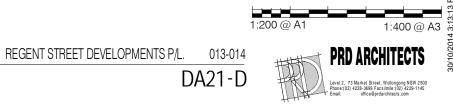
1:200 @ A1

013-014

DA20-E



HOTEL/ COMMERCIAL LEVEL 6, 8 ROOMS



Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the fabrication of any building comp These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of PRD Architers Put Id NOT FOR CONSTRUCTION

FOR DA APPROVAL

No . Revision Descriptio A DRP REVISION B DA Amended Issue C WCC Review D DA Amended Issue

AMENDMENTS No

 Date
 BY:

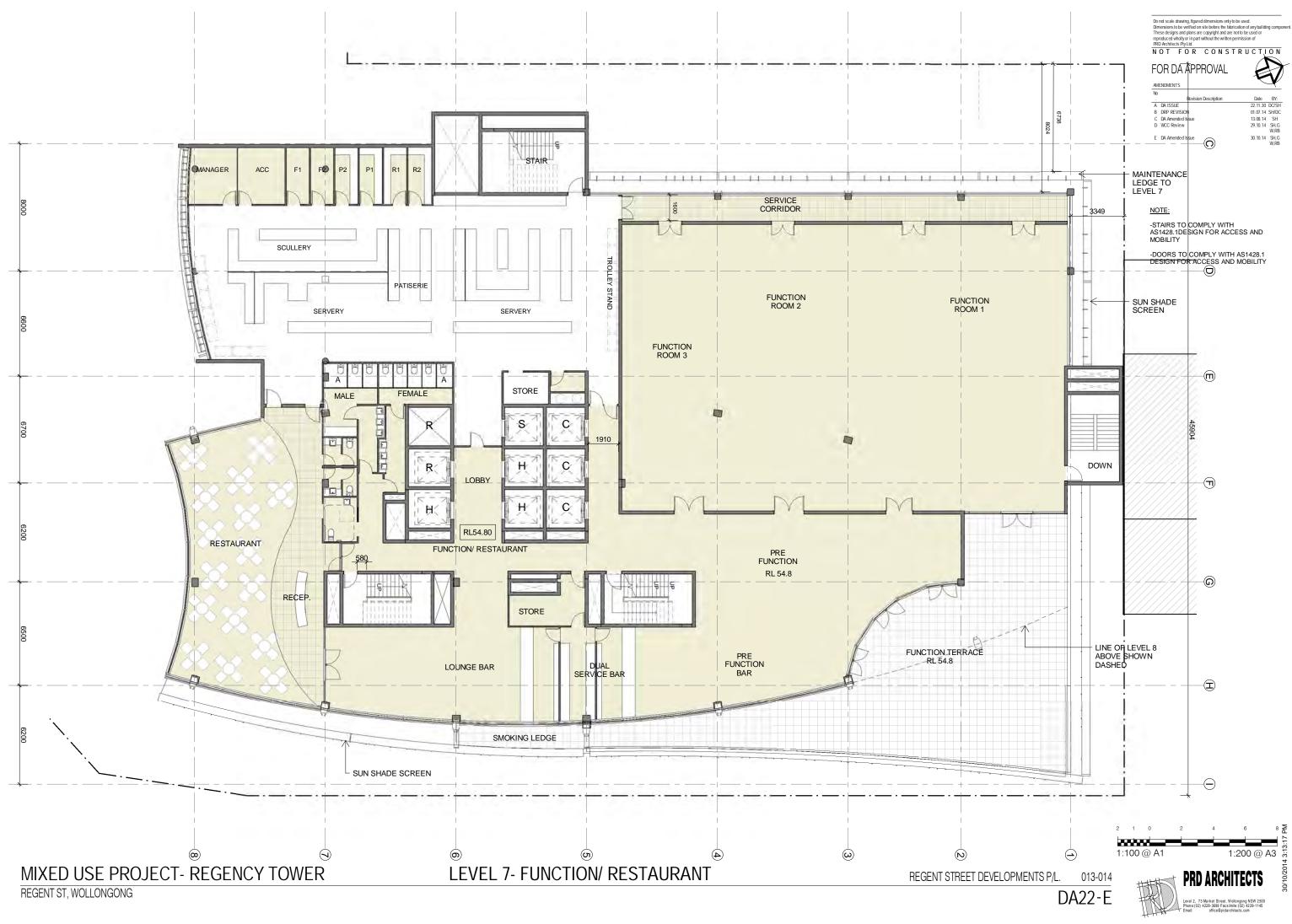
 01.07.14
 SH/DC

 13.08.14
 SH

 29.10.14
 SH,G

 W,RB
 30.10.14

 SH,G
 W,RB



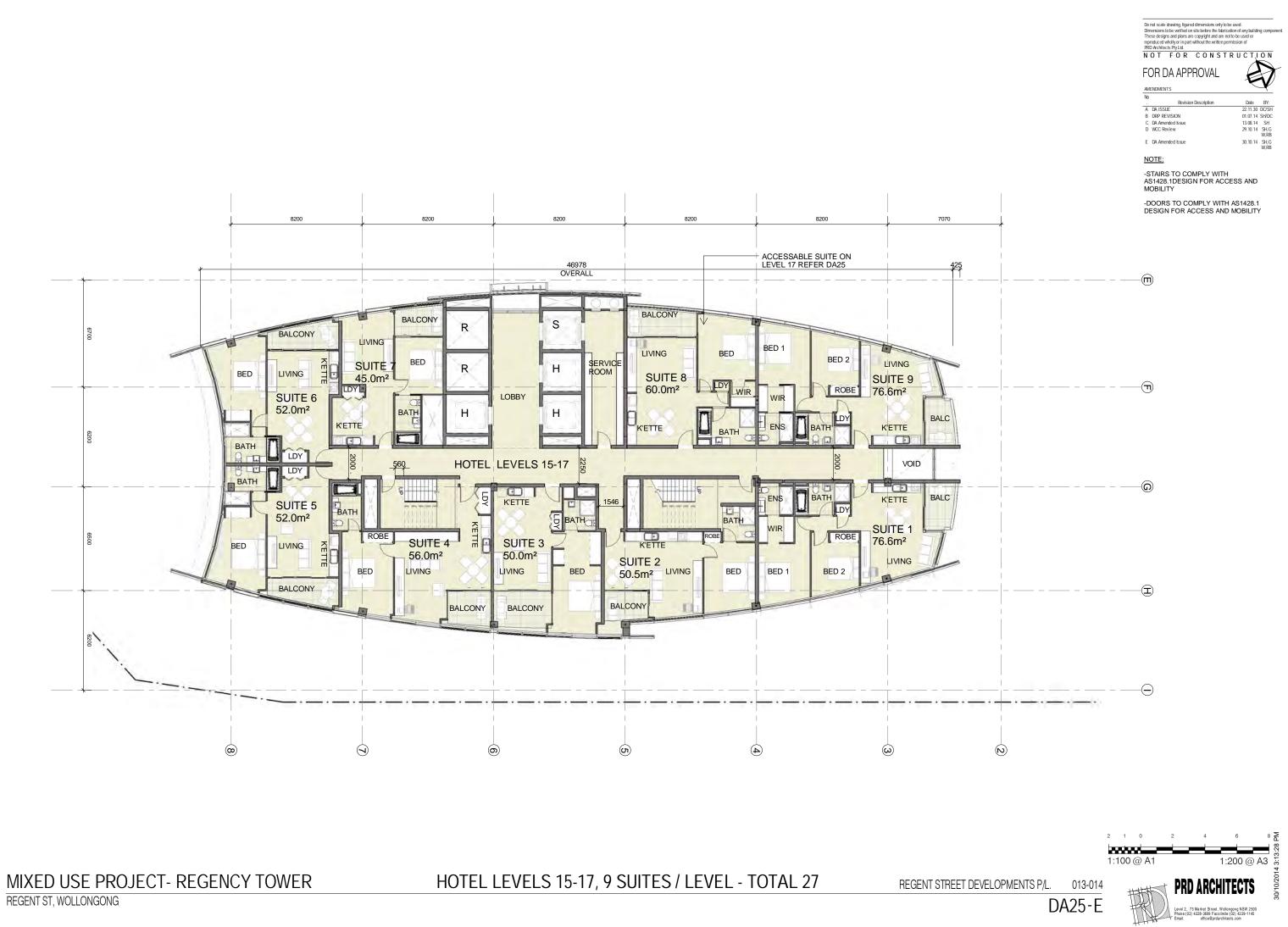




ROOF TOP GARDEN

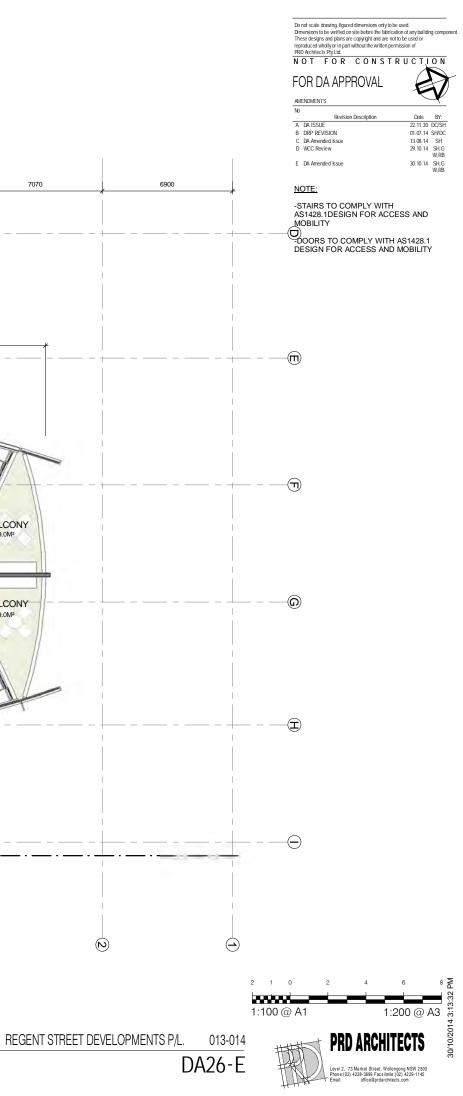
Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the fabrication of any building comp These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of PDD desitivities to be 14

NO.			
	Revision Description	Date	BY:
А	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	WCC Review	29.10.14	SH, G W, RB
Е	DA Amended Issue	30.10.14	SH,G





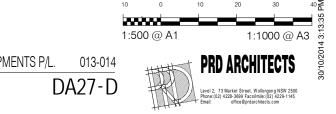
RESIDENTIAL LEVELS 18-22

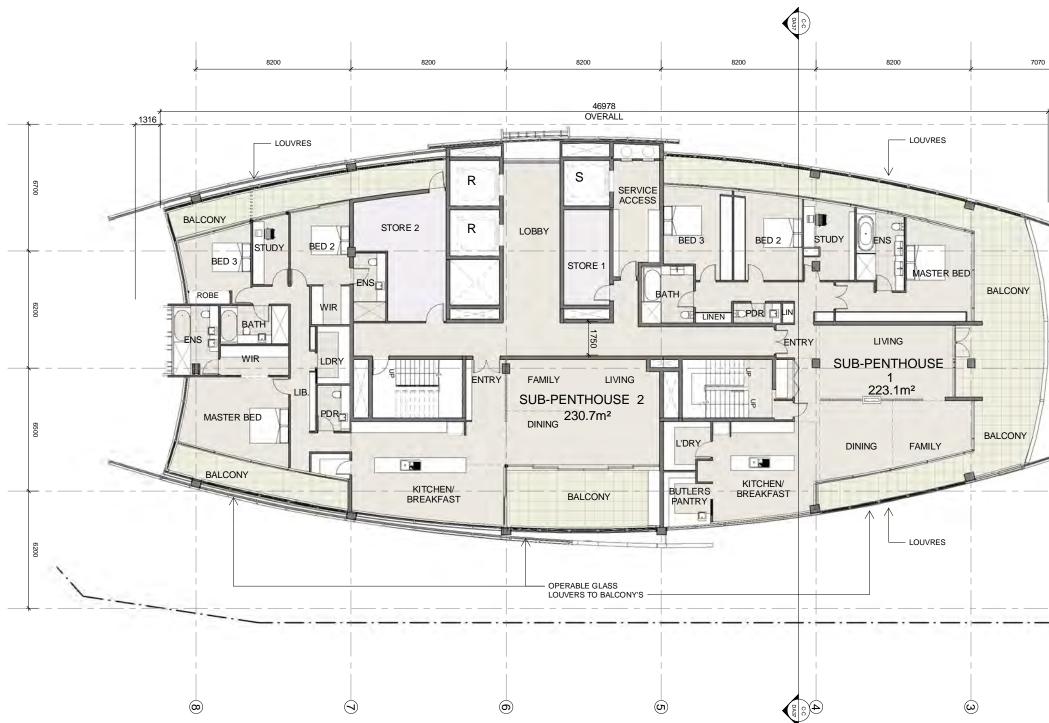






HOTEL ROOMS- Accessible Layout Room 8 (Levels 3-6), Room 12 (Levels 9-12) 7 1:50@A1, 1:100@A3





RESIDENTIAL SUB PENTHOUSE

Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the fabrication of any building comp These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of PRD Architers Put Id NOT FOR CONSTRUCTION FOR DA APPROVAL AMENDMENT No
 Date
 BY:

 22.11.30
 DC/SH

 01.07.14
 SH/DC

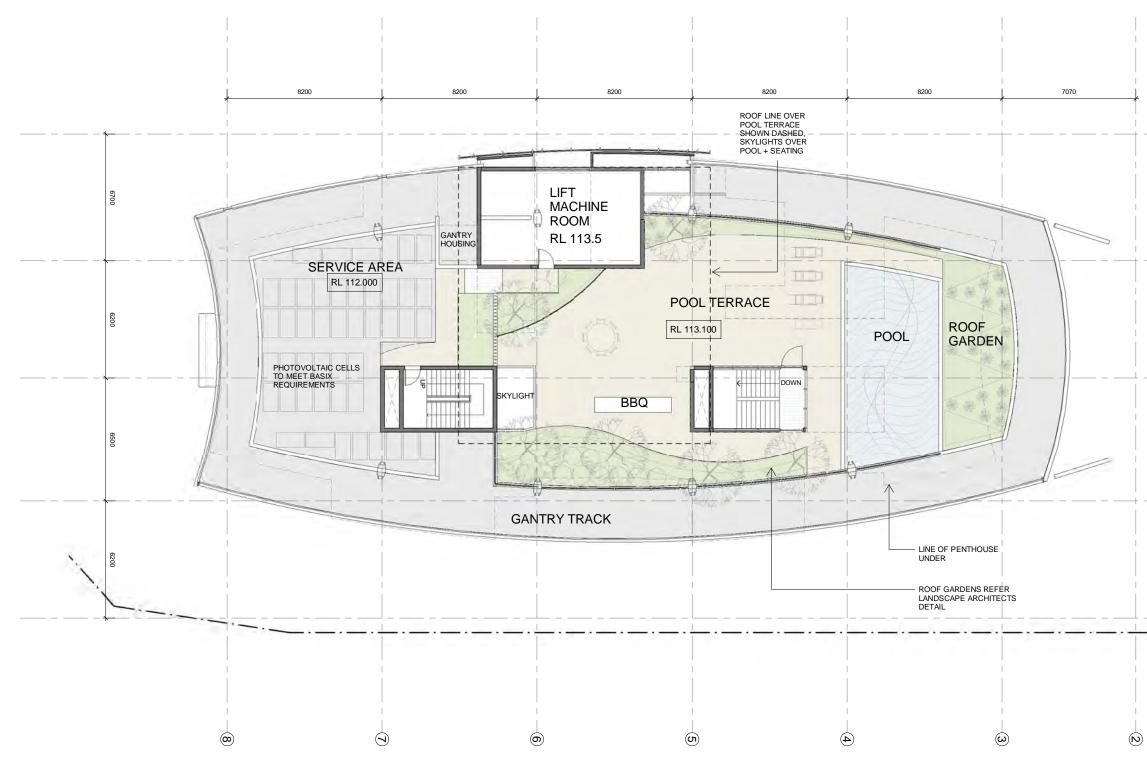
 13.08.14
 SH

 07.10.14
 SH

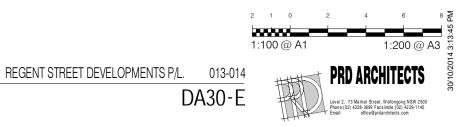
 30.10.14
 SH, G

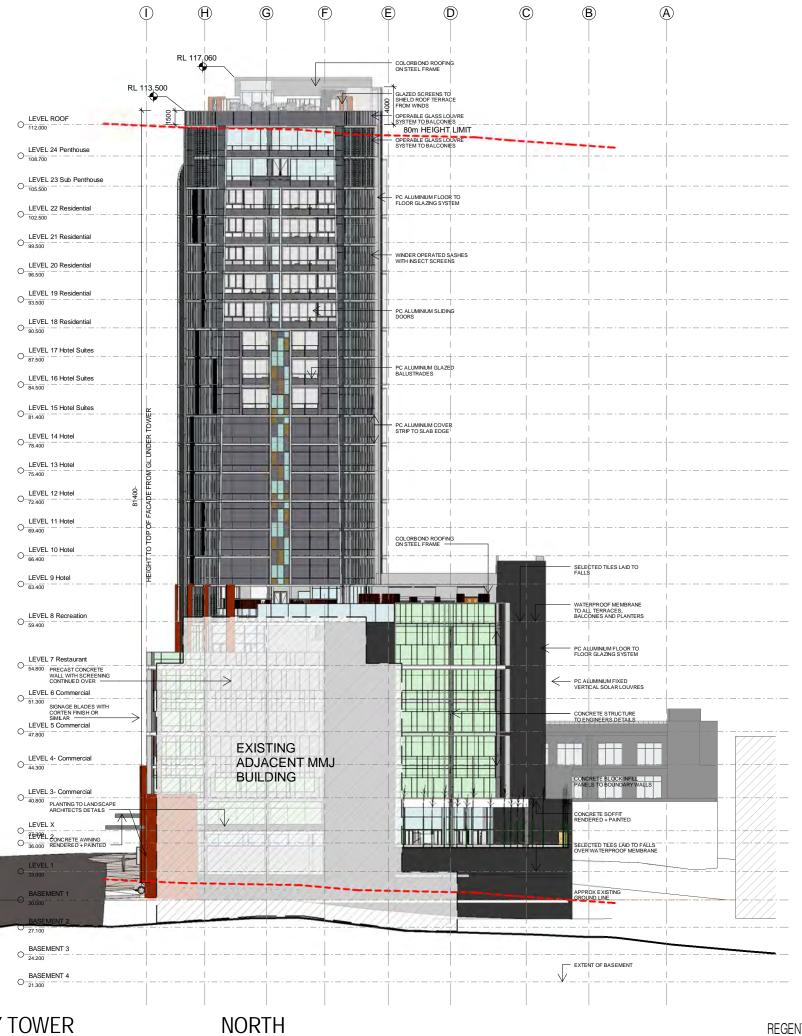
 W, RB
 SH, G
 Revision Description A DA ISSUE A DA ISSUE B DRP REVISION C DA Amended Issue D DA Additional Height Info Requested WCC E DA Amended Issue 1 -(7) -**G** - I \odot \bigcirc 2 1 0 2 8 A 1:100 @ A1 1:200 @ A3 **PRD ARCHITECTS** REGENT STREET DEVELOPMENTS P/L. 30/10/20 013-014 DA28-E 73 Market Street, Wollongong NSW 2500 (2) 4228-3699 Facsilmile:(02) 4229-1145











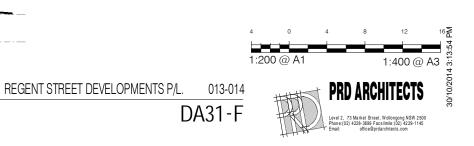
REGENT ST, WOLLONGONG

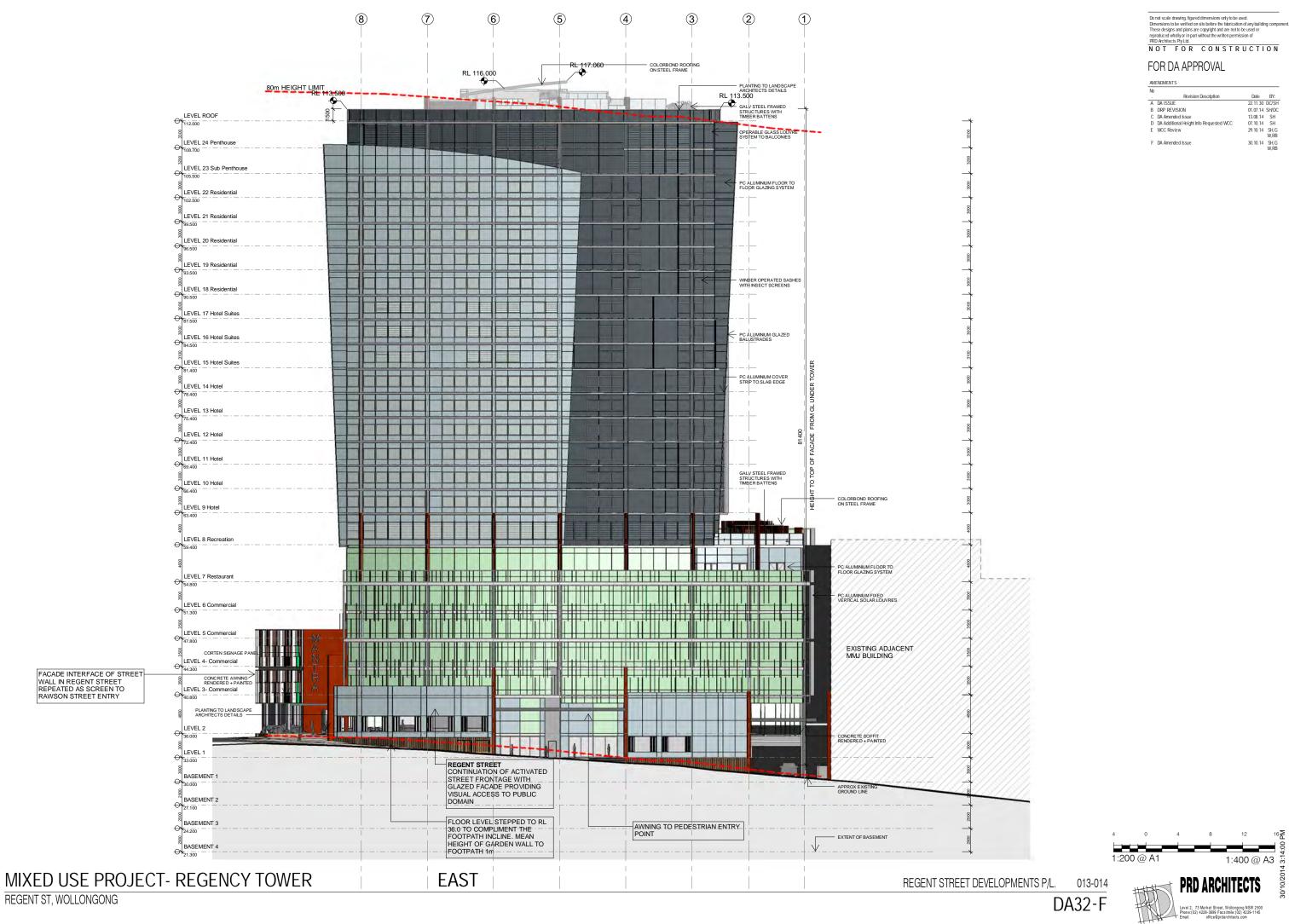
Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before he fabrication of any building component. These designs and plans are carvigifi and and a molto be used or reproduced whithy or inpart without the written permission of PRD Architects Pty Ltd. NOT FOR CONSTRUCTION

FOR DA APPROVAL

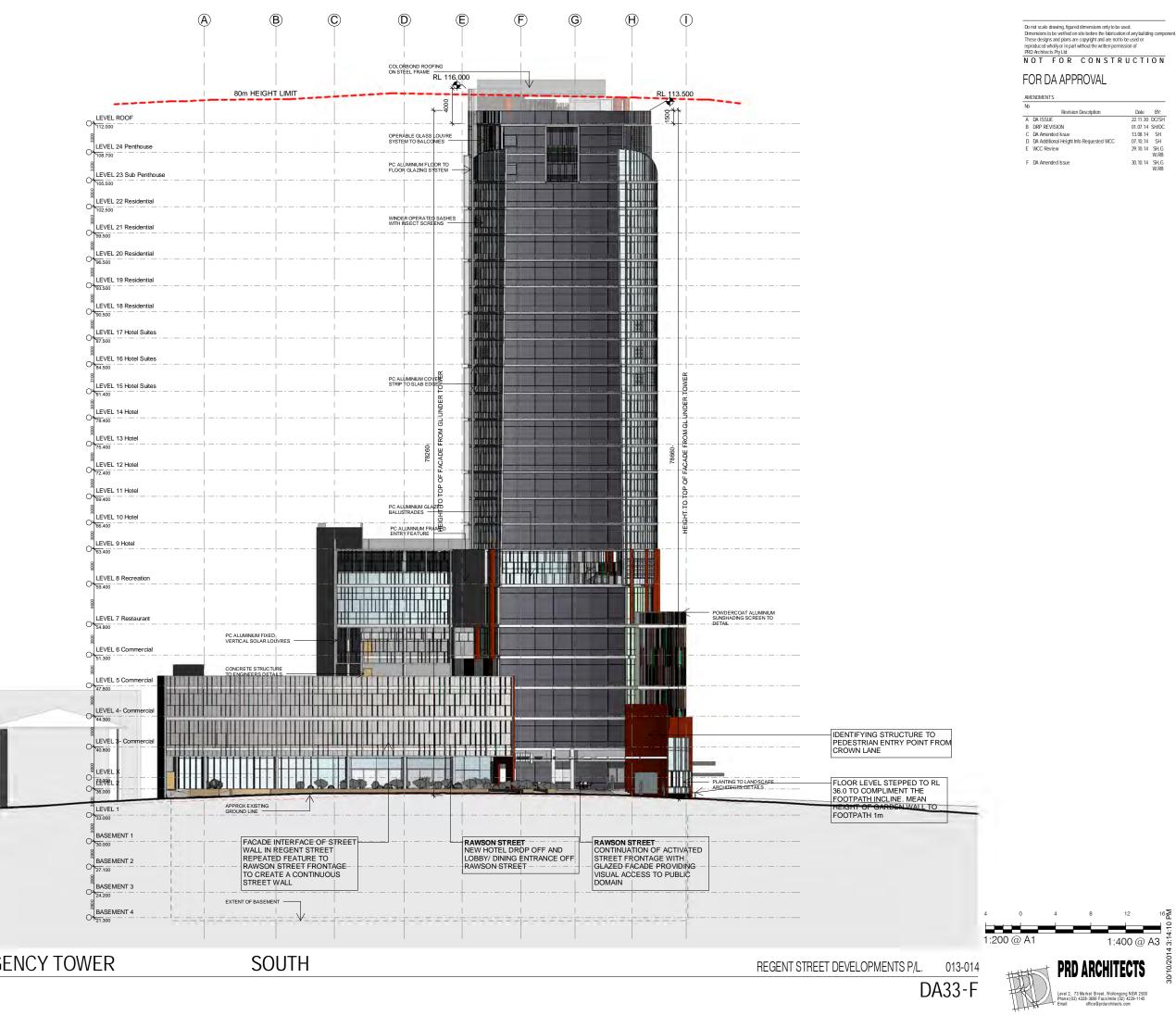
AMENDMENTS

NO.			
	Revision Description	Date	BY:
А	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	DA Additional Height Info Requested WCC	07.10.14	SH
E	WCC Review	29.10.14	SH, G W, RB
F	DA Amended Issue	30.10.14	SH, G W. RB

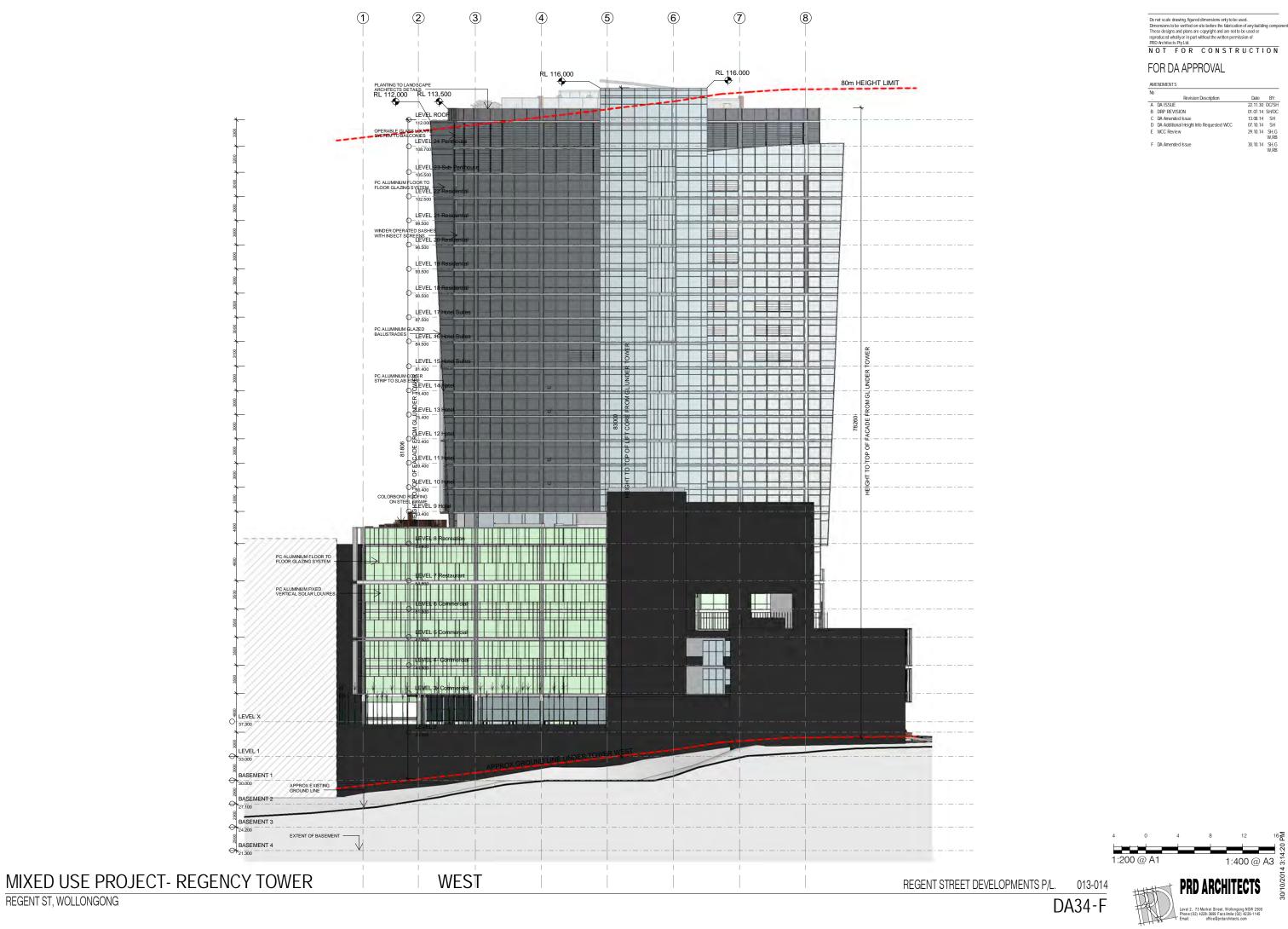




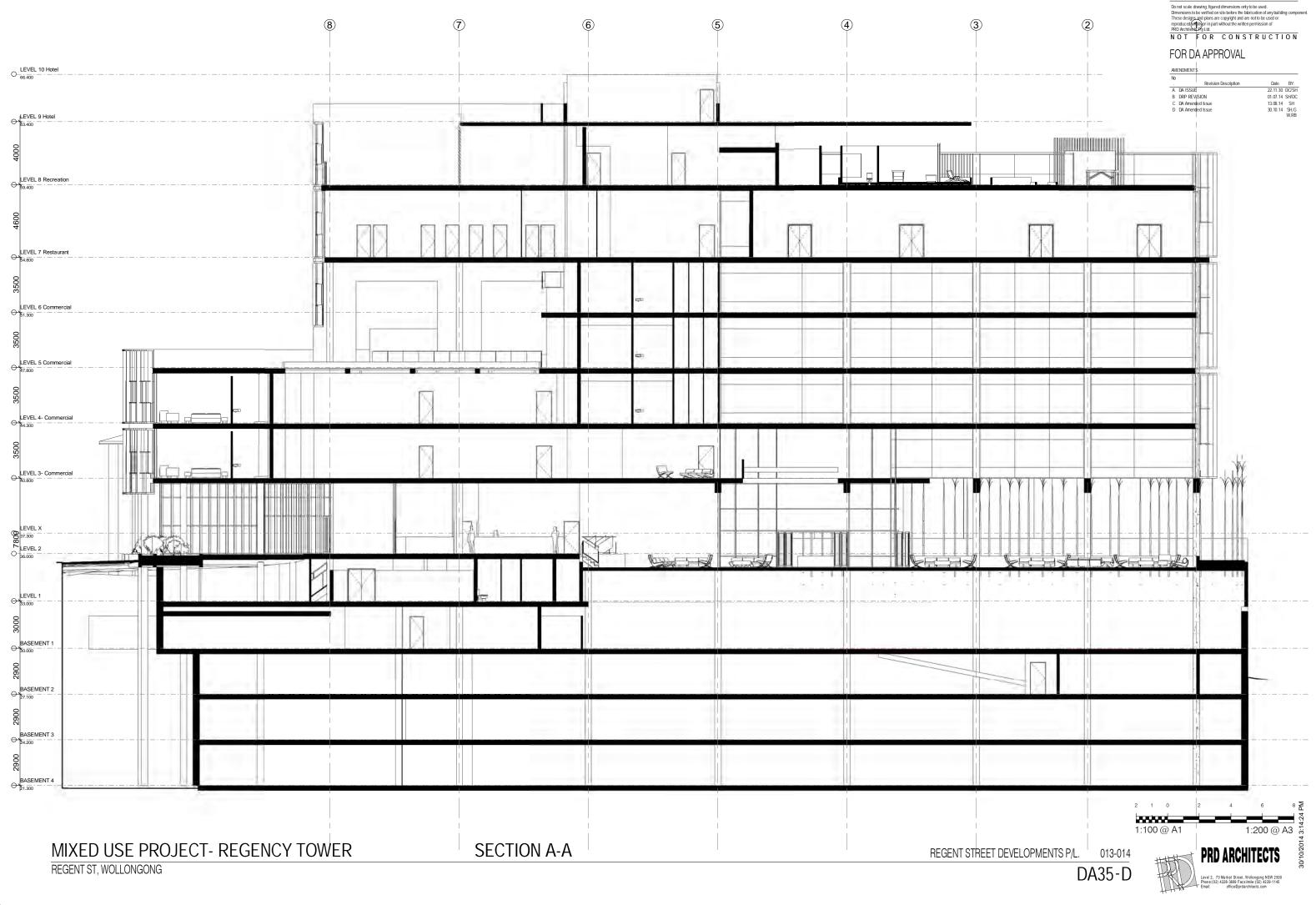
NO			
	Revision Description	Date	BY:
А	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	DA Additional Height Info Requested WCC	07.10.14	SH
Е	WCC Review	29.10.14	SH, G W, RB
F	DA Amended Issue	30.10.14	SH,G W RB



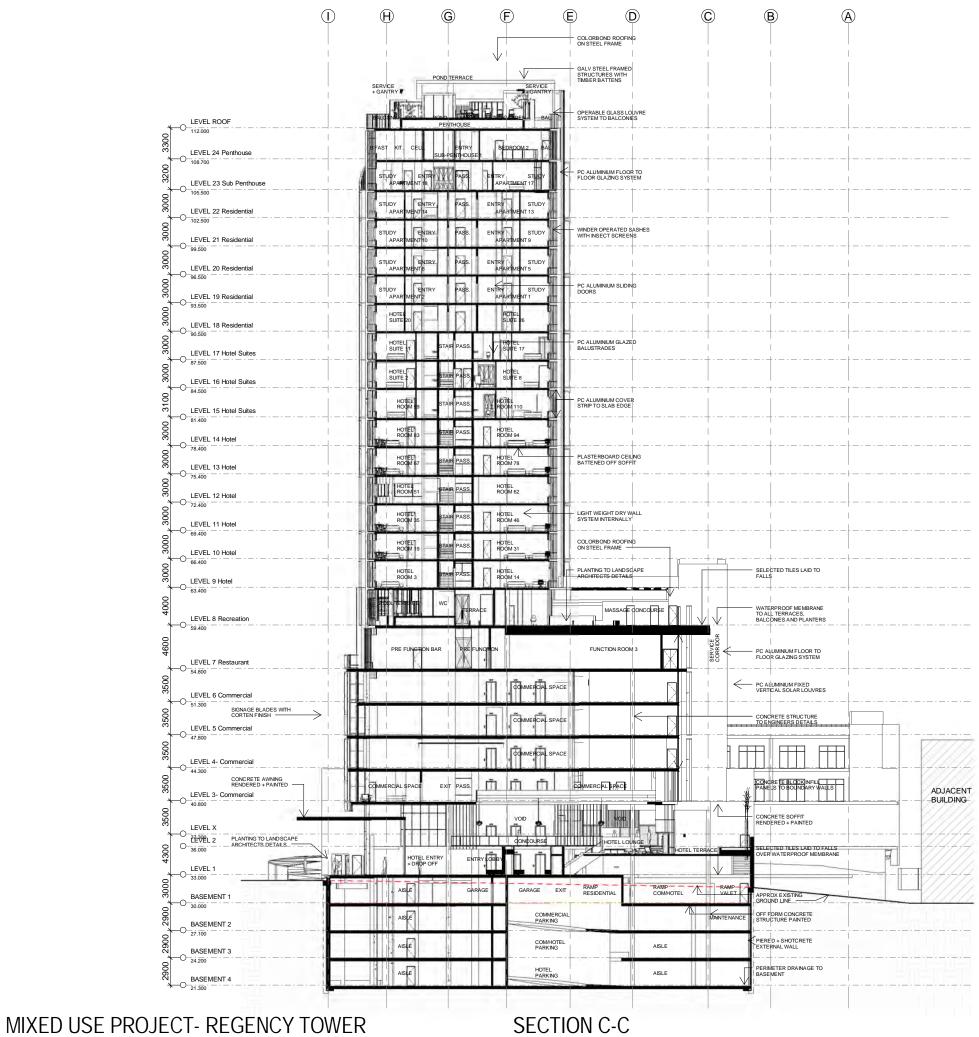
	Revision Description	Date	BY:	
А	DA ISSUE	22.11.30	DC/SH	
В	DRP REVISION	01.07.14	SH/DC	
С	DA Amended Issue	13.08.14	SH	
D	DA Additional Height Info Requested WCC	07.10.14	SH	
E	WCC Review	29.10.14	SH, G W, RB	
F	DA Amended Issue	30.10.14	SH,G	

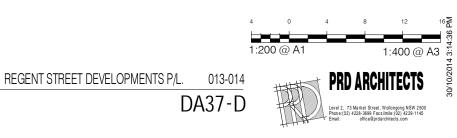


IND.			
	Revision Description	Date	BY:
А	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	DA Additional Height Info Requested WCC	07.10.14	SH
E	WCC Review	29.10.14	SH, G W, RB
F	DA Amended Issue	30.10.14	SH, G











01.07.14 SH/DC 13.08.14 SH 30.10.14 SH,G W,RB B DRP REVISION C DA Amended Issue D DA Amended Issue

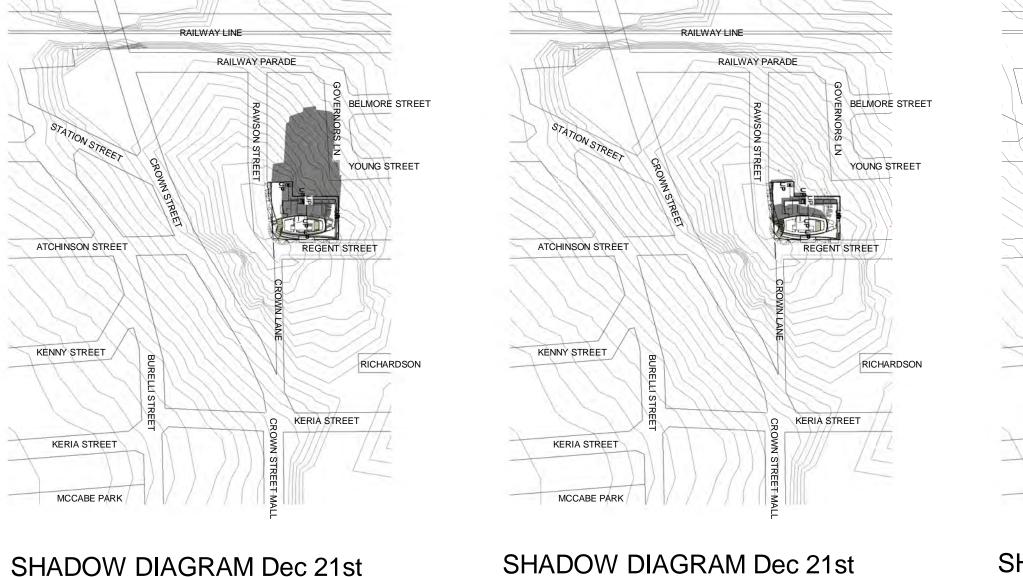
Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the fabrication of any building component. These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of TPD herektiving to be up be NOT FOR CONSTRUCTION

Date BY: 22.11.30 DC/SH

AMENDMENTS No A DA ISSUE

FOR DA APPROVAL

Revision Description



12 noon



KENNY STREET

MIXED USE PROJECT- REGENCY TOWER

SHADOW DIAGRAMS SUMMER

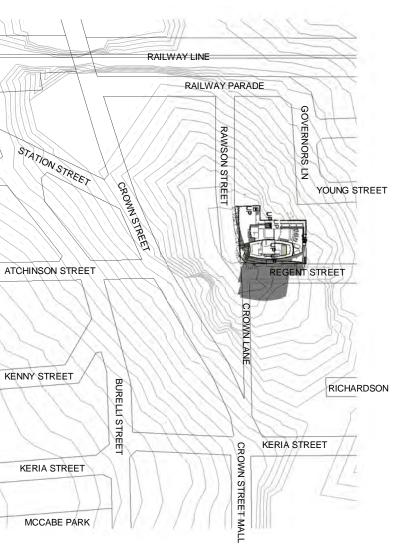
REGENT ST, WOLLONGONG

9 am



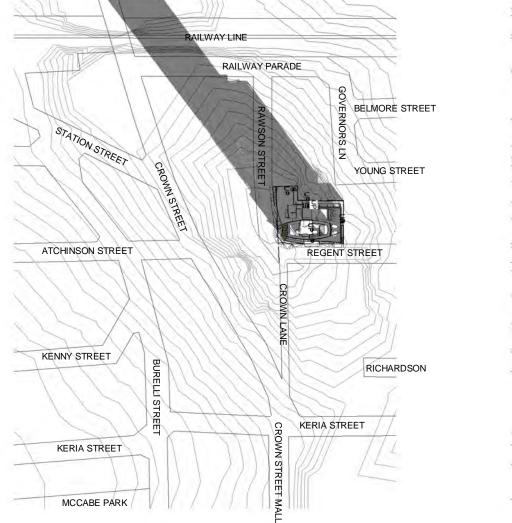


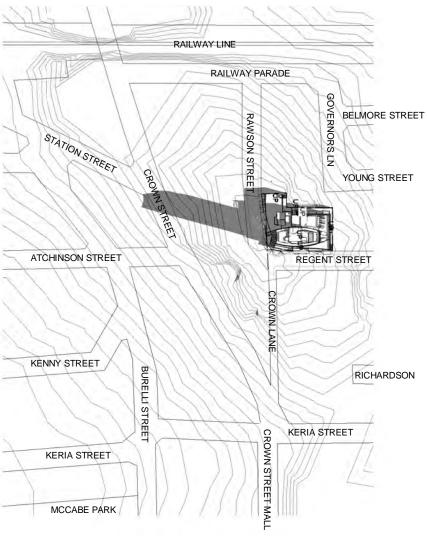
SHADOW DIAGRAM Dec 21st



FOR DA APPROVAL AMENDMEN Revision Descr A DA ISSUE 22.11.30 DC/SH B DRP REVISION C DA Amended Issue D DA Amended Issue 01.07.14 SH/DC 13.08.14 SH 30.10.14 SH,G W,RB

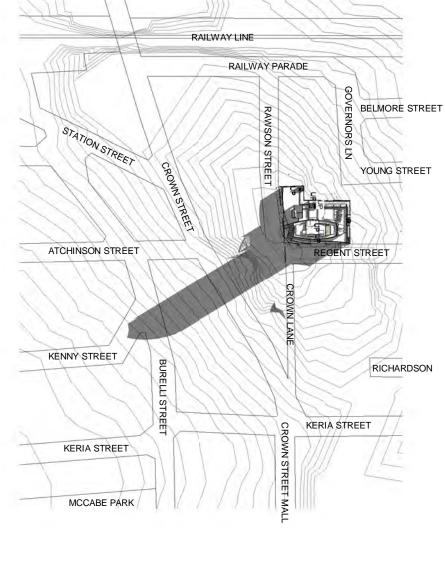
Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the fabrication of any building co These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of DD desilver the plat if NOT FOR CONSTRUCTION







SHADOW DIAGRAM June 21st 12 noon



3 pm

MIXED USE PROJECT- REGENCY TOWER

REGENT ST, WOLLONGONG

SHADOW DIAGRAMS WINTER





SHADOW DIAGRAM June 21st

	OR DA APPROVAL	Ę	\checkmark
AM	ENDMENTS		-
No			
	Revision Description	Date	BY:
Α	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	DA Amended Issue	30.10.14	
			W,RB

Do not scale drawing, figured dimensions only to be used. Winersions to be verified on site before the fabrication of any to these designs and plans are copyright and are not to be used eproduced wholly or in part without the written permission of NOT FOR CONSTRUCTION



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



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





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

REGENT ST, WOLLONGONG

FINSHES SCHEDULE



ALUMINIUM MULLIONS

Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the fabrication of any building com These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of PDD herbitrice Do LH of

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENT

- Revision Description A DA ISSUE B DRP REVISION C DA Amended Issue D DA Amended Issue

22.11.30 DC/SH 01.07.14 SH/DC 13.08.14 SH 30.10.14 SH,G W,RB

NOTE:

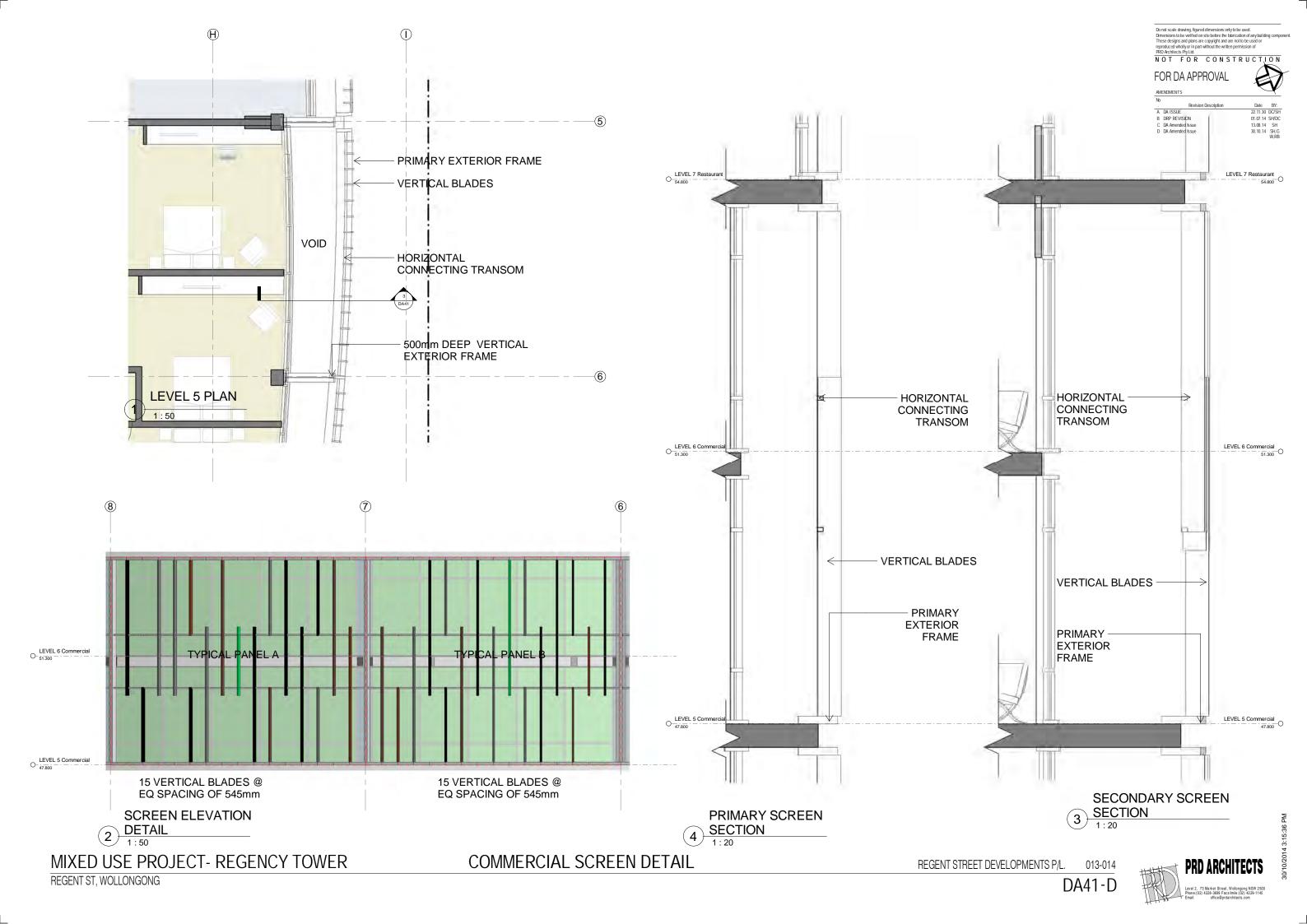
ALSO REFER TO LANDSCAPE DOCUMENTATION FOR ADDITIONAL MATERAL SELECTIONS



VERTICAL TIMBER BATTEN SCREENING OR SIMILAR









PHOTOMONTAGES



0		
	Revision Description	Date
١	DA ISSUE	22.11.
3	DRP REVISION	01.07.
2	DA Amended Issue	13.08.
)	DA Amended Issue	30.10.







PHOTOMONTAGES

REGENT ST, WOLLONGONG











FOR DA APPROVAL

AMENDMENTS

Do not scale drawing, figured

	Revision Description	
Α	DA ISSUE	
В	DRP REVISION	
С	DA Amended Issue	
D	DA Amended Issue	

 Date
 BY:

 22.11.30
 DC/SH

 01.07.14
 SH/DC

 13.08.14
 SH

 30.10.14
 SH,G

 W,RB
 SH







Do not scale drawing, figured dimensions only to be used. Dimensions to be wrified on site before the fabrication of any building These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of PPD Architers Put I d

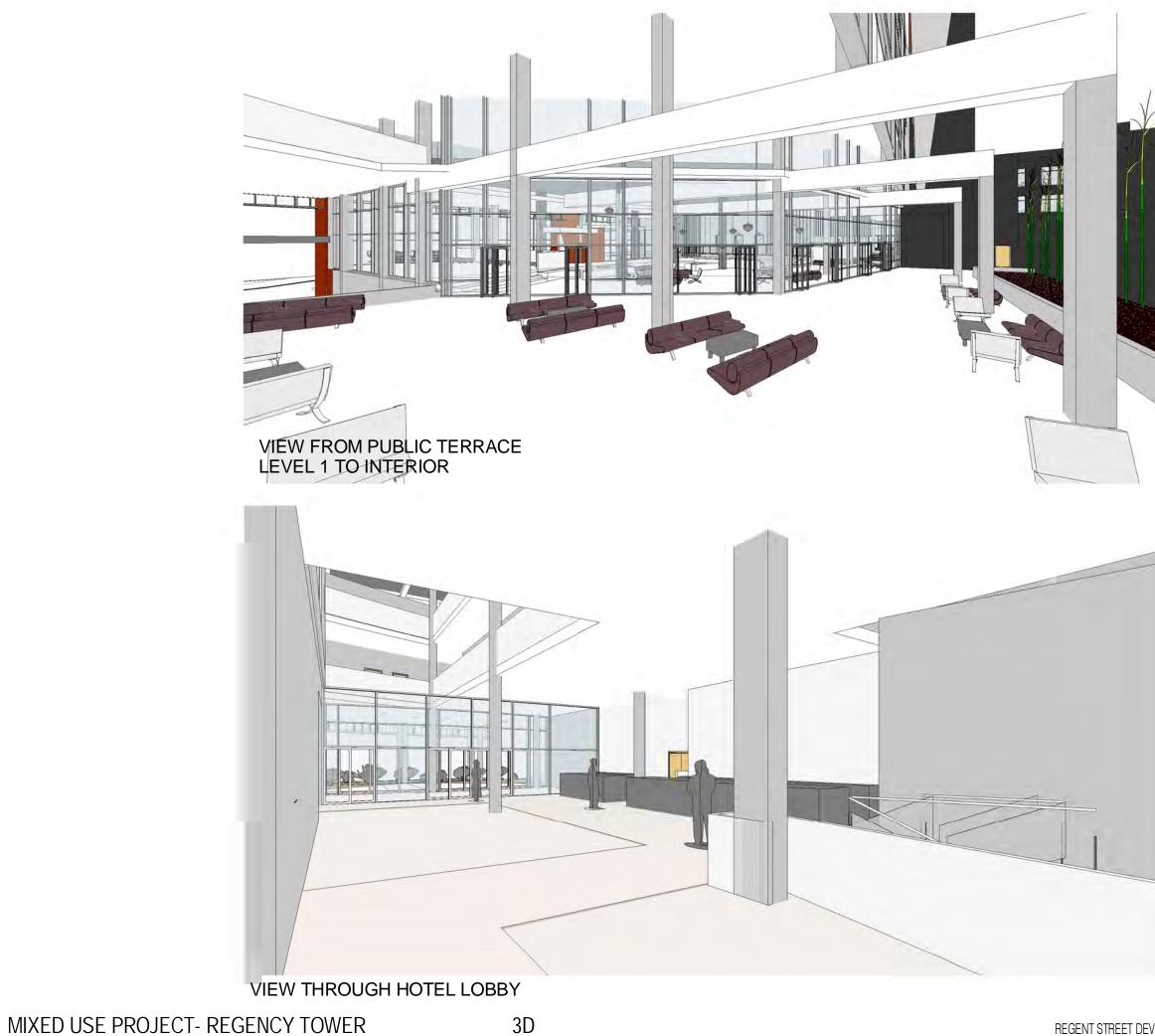
 PRD Architects Pty Ltd.

 N O T
 F O R
 C O N S T R U C T I O N

FOR DA APPROVAL

AMENDMENTS

NO			
	Revision Description	Date	BY:
А	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	DA Amended Issue	30.10.14	
			W/DD



Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the fabrication of any by These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of PDD residence that the

PRD Architects Pty Ltd. NOT FOR CONSTRUCTION

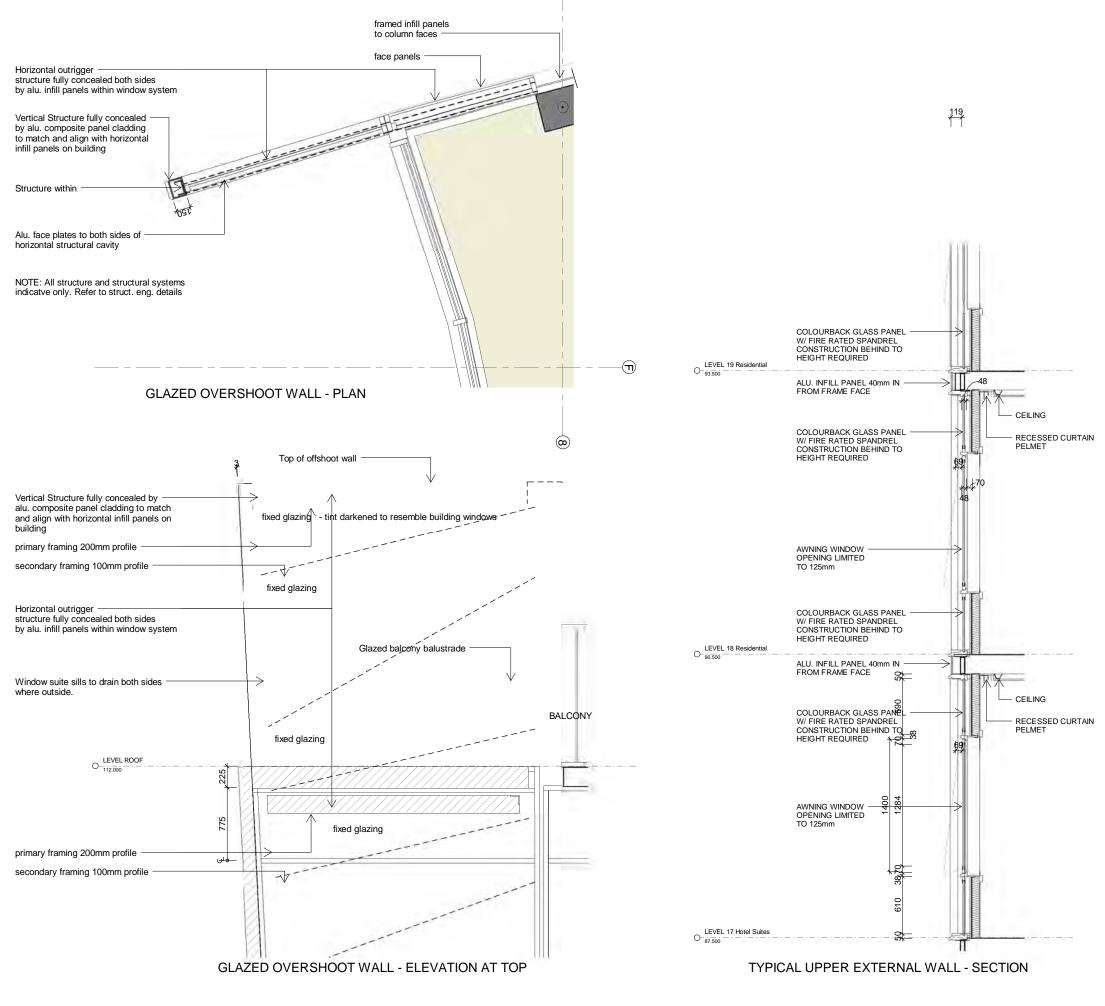
FOR DA APPROVAL

AMENDMENTS

NO			
	Revision Description	Date	BY:
А	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	DA Amended Issue	30.10.14	
			W/DD







GLAZING OVERSHOOT DETAIL

REGENT STREET DEVELOPMENTS P/L. 013-014

REGENT ST, WOLLONGONG

Do nd scale drawing, figured dimensions only to be used. Dimensions to be verified on site before he bathclain of any building component These designs and pairs are caypity that are not to be used or reproduced whatly or in part without the written permission of PRD Architects Py Ltd. NOT FOR CONSTRUCTION

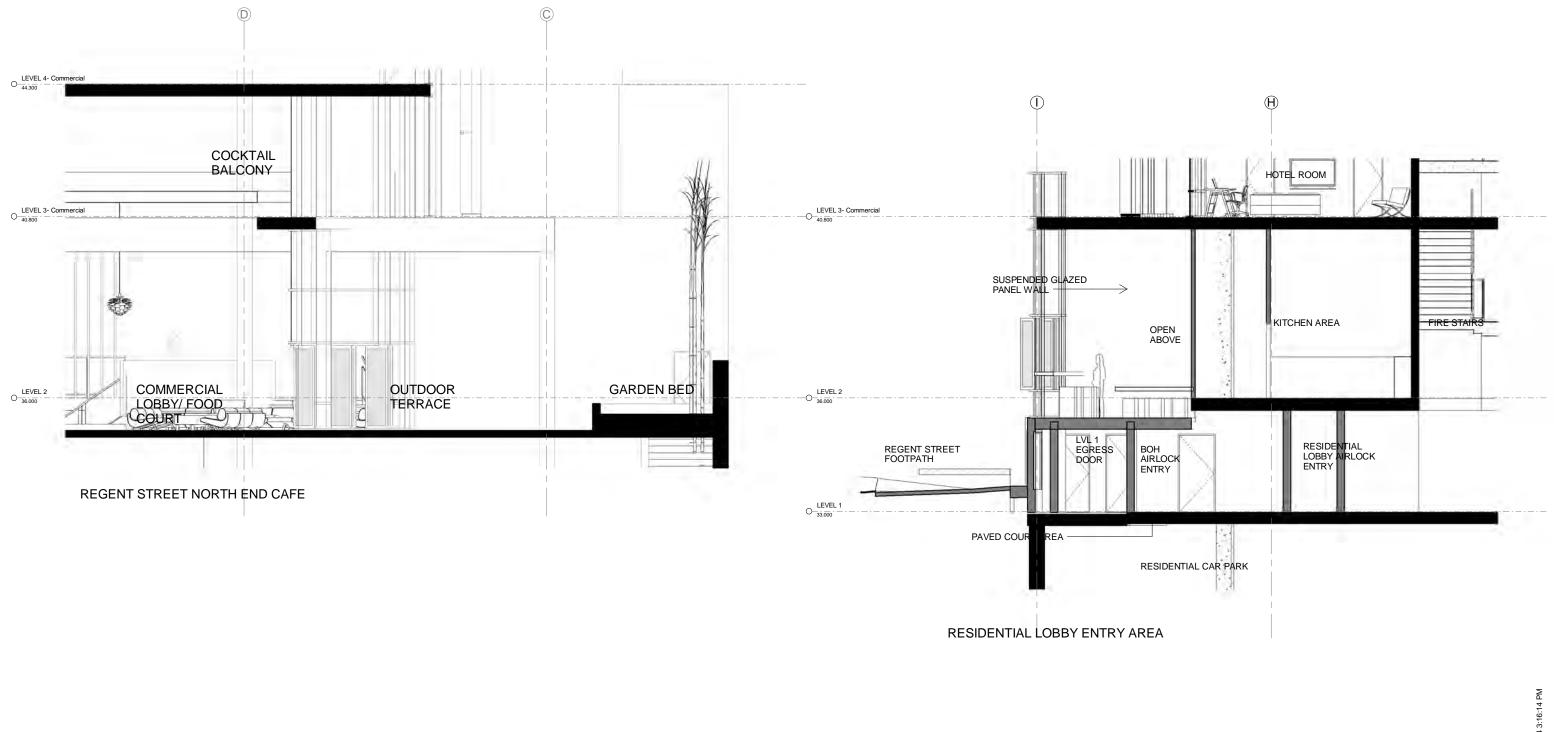
AMENDMENTS

٧b			
	Revision Description	Date	BY:
A	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	DA Amended Issue	30.10.14	SH, G W, RB

FOR DA APPROVAL

30/10/2014 3:16:11 PM





REGENT ST, WOLLONGONG

DETAIL SECTIONS 1

REGENT STREET DEVELOPMENTS P/L.

Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the faticitation of any building component. These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of PPD Architects Pub Id

NOT FOR CONSTRUCTION

FOR DA APPROVAL

AMENDMENTS

NO			
	Revision Description	Date	BY:
А	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	DA Amended Issue	30.10.14	
			W/DD

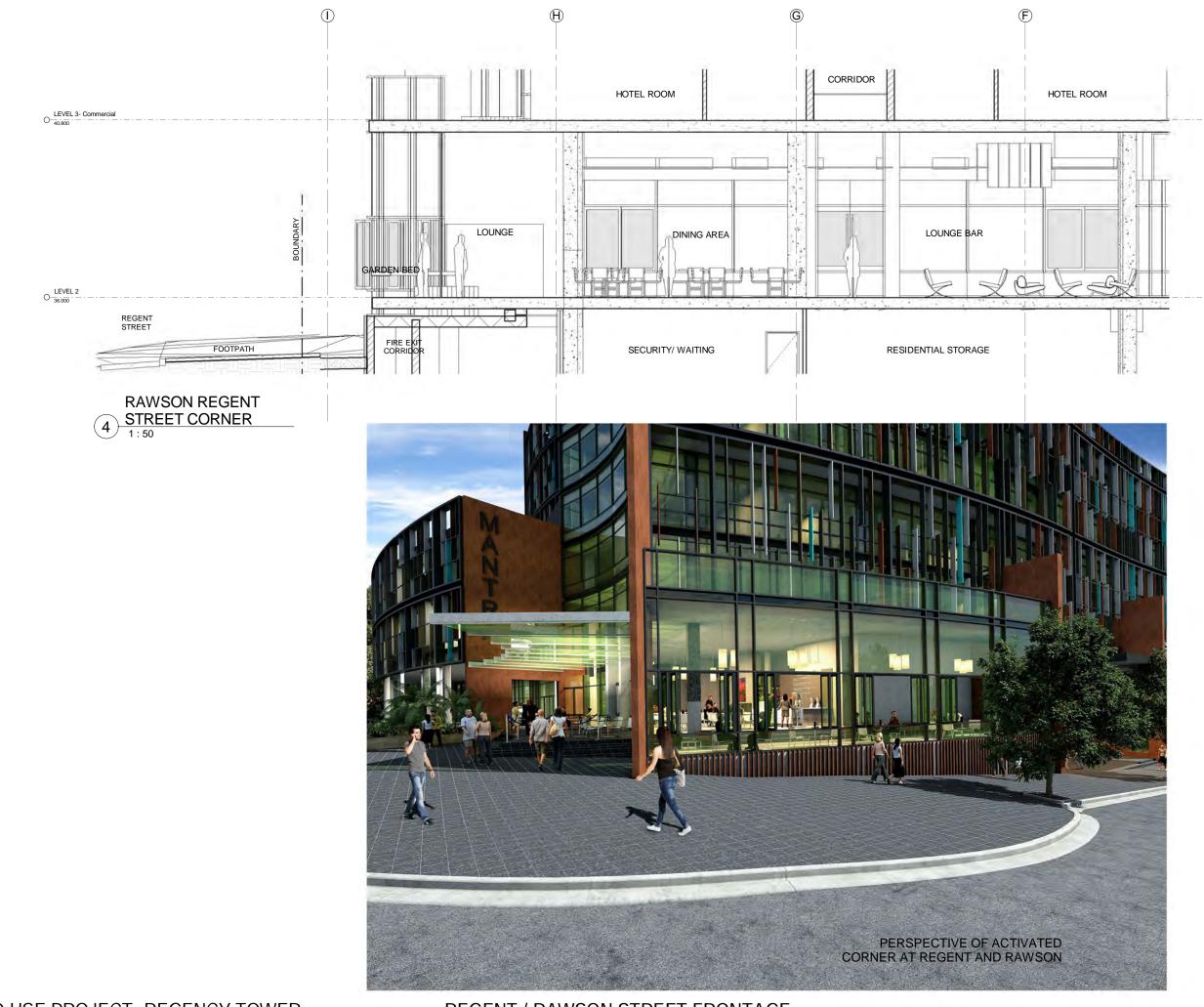
30/10/2014 3:16:14 PM

PRD ARCHITECTS

Level 2, 73 Market Street, Wollongong NSW 2500 Phone:(02) 4228-3699 Facsilmile:(02) 4229-1145

013-014

DA47-D



REGENT / RAWSON STREET FRONTAGE

REGENT ST, WOLLONGONG



FOR DA APPROVAL

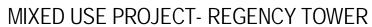
AMENDMENTS

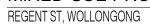
NO			
	Revision Description	Date	BY:
А	DA ISSUE	22.11.30	DC/SH
В	DRP REVISION	01.07.14	SH/DC
С	DA Amended Issue	13.08.14	SH
D	DA Amended Issue	30.10.14	
			W/DD

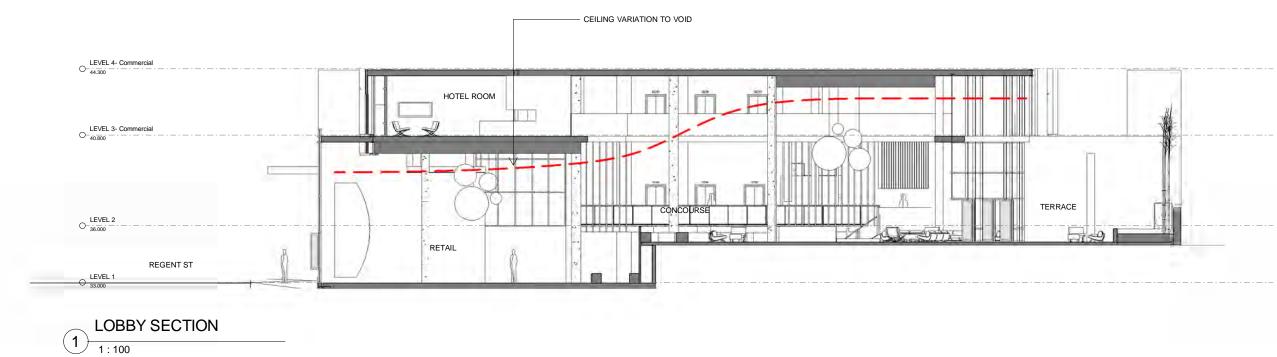


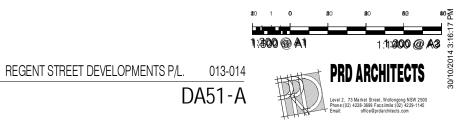


LOBBY SECTION



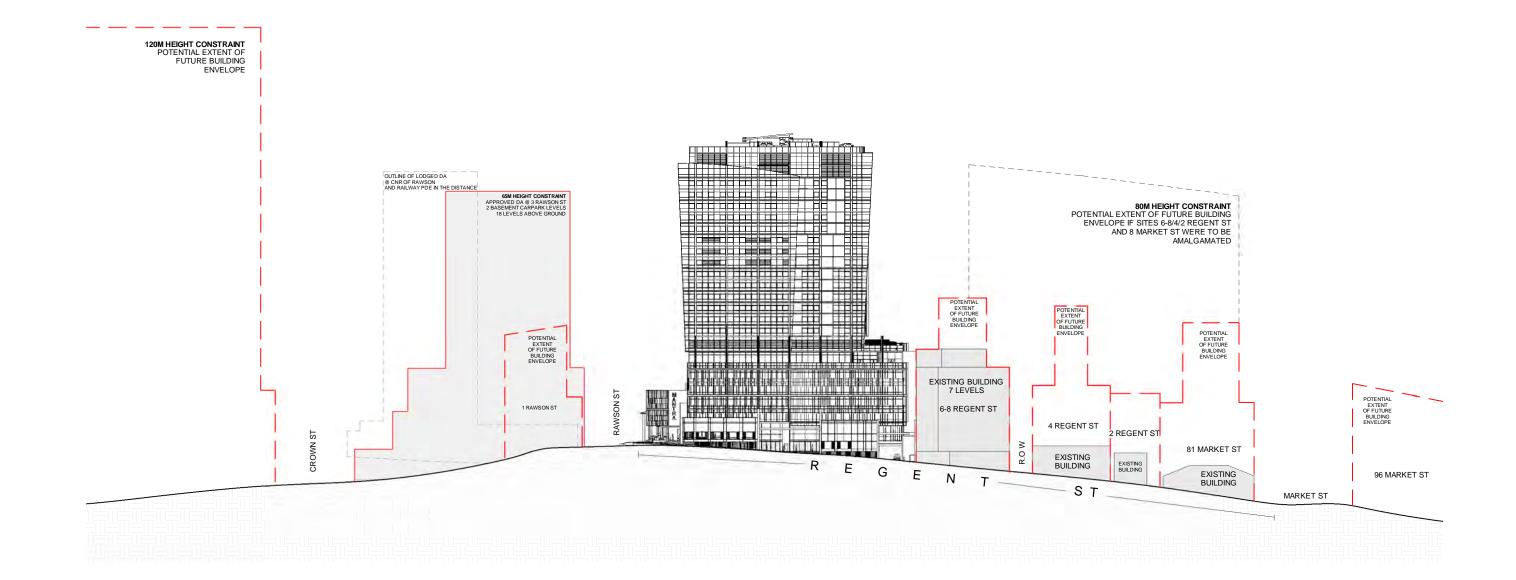












CONTEXTUAL SECTION (REGENT ST)

REGENT ST, WOLLONGONG



Do not scale drawing, figured dimensions only to be used. Dimensions to be verified on site before the fabrication of any building comp These designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of PDD desitivities to be 14 NOT FOR CONSTRUCTION

AMENDMENTS No

No . Revision Description A DA Amended Issue