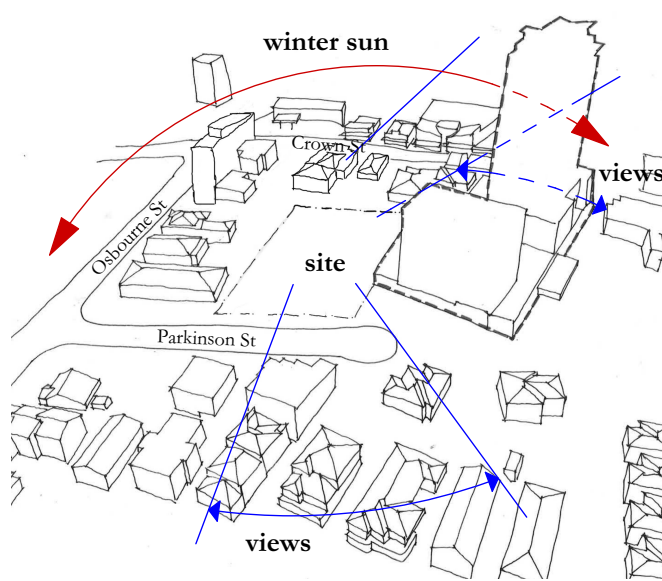


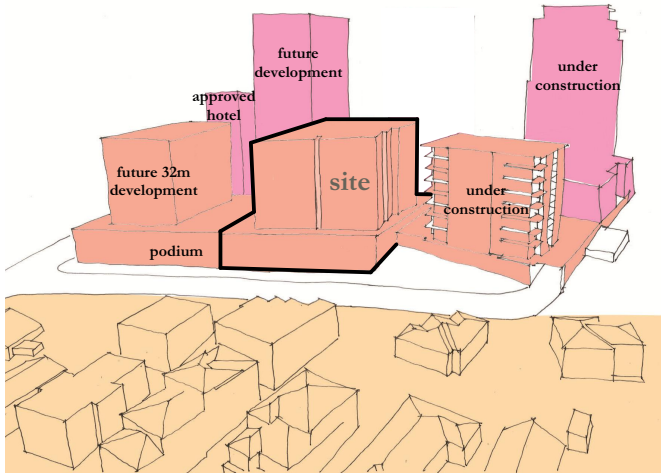
#### Site in context - existing

- Low-rise residential to the west and south.
- Construction underway to the east of high-rise mixed use residential.
- Commercial area to the North along Crown St.
- Major hospital, Wollongong Hospital, to the North-west.



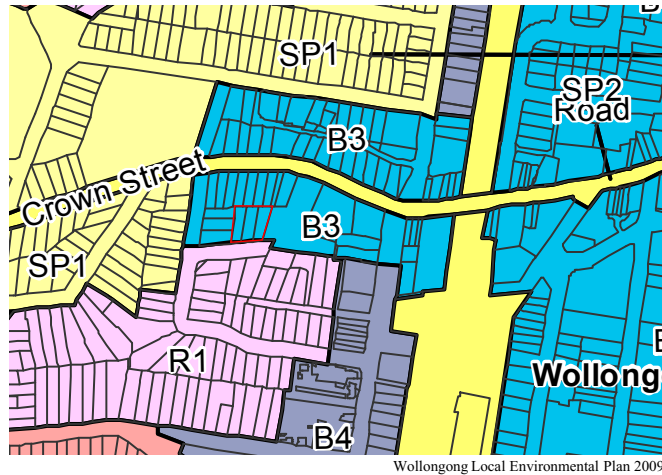
#### Environment

- North to rear of site
- Views to NE, E and SE.



#### Future Development

- Zoned 60m Height
- Zoned 32m Height B2
- Zone 16m Height

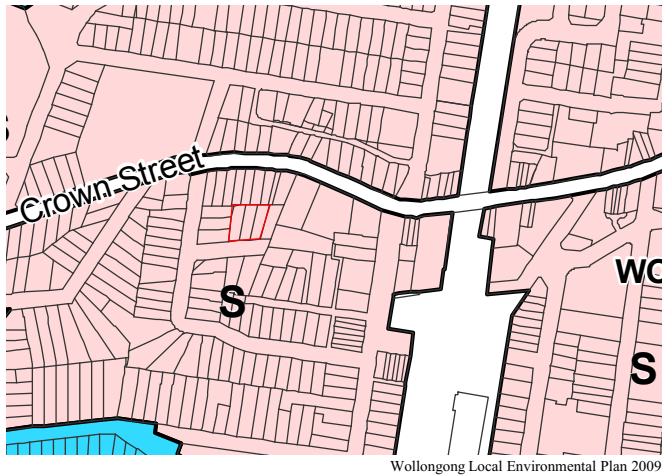


#### Land Zoning

- Zone Code : B3
- Zone Description : Commercial Core

#### Objectives of zone

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To strengthen the role of the Wollongong city centre as the regional business, retail and cultural centre of the Illawarra region.
- To provide for high density residential development within a mixed use development if it:
  - (a) is in a location that is accessible to public transport, employment, retail, commercial and service facilities, and
  - (b) contributes to the vitality of the Wollongong city centre.

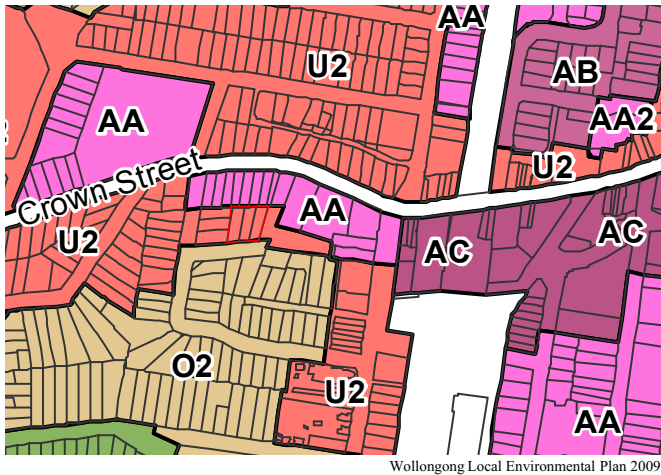


#### Floor Space Ratio

- Code: S
- 3.5:1 - 6:1 (Zone B3 Commercial Core - site >2000m<sup>2</sup>)

#### Floor space ratio

- (1) The objectives of this clause are as follows:
- (a) to provide an appropriate correlation between the size of a site and the extent of any development on that site,
  - (b) to establish the maximum development density and intensity of land use, taking into account the availability of infrastructure to service that site and the vehicle and pedestrian traffic the development will generate,
  - (c) to ensure buildings are compatible with the bulk and scale of the locality.



#### Building Height

- Code: AA fronting Crown St, U2 fronting Parkinson St
- 60m fronting Crown St, 32m fronting Parkinson St

#### Height of buildings

- (1) The objectives of this clause are as follows:
- (a) to establish the maximum height limit in which buildings can be designed and floor space can be achieved,
  - (b) to permit building heights that encourage high quality urban form,
  - (c) to ensure buildings and public areas continue to have views of the sky and receive exposure to sunlight.

