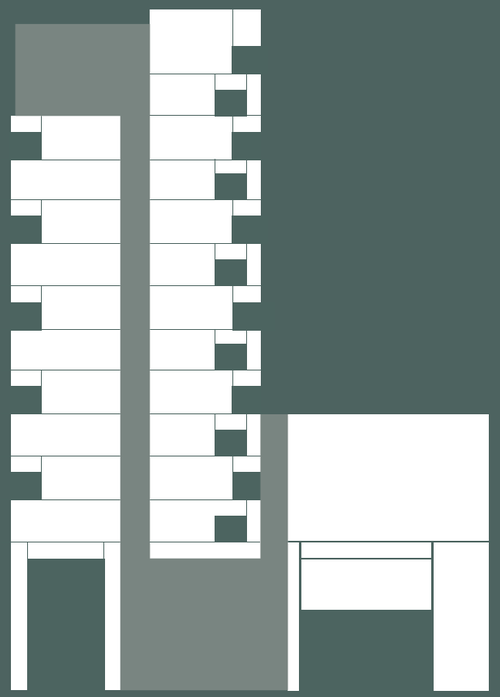
Burelli Street Hotel
Architectural Design Report

For Next Contracting & Held Property



View from Corner of Burelli and Corrimal Streets

Contents

This document has been prepared by the project team at Andrew Burns Architecture; Andrew Burns, Carmen Sanz-Diez de Ulzurrun and Jaymus Lim.

Issue	Date	Description	Checked
-	01.12.20	Issue for Development Application	AB
A	05.05.21	Issue for DA Revision	AB

Executive Summary

Thank you for your consideration of the Burelli Street Hotel project. The project comprises a 240 room hotel with substantial food and beverage spaces to the ground plane.

The subject site is located on Burelli Street, the key civic / commercial spine of Wollongong. The proposal for hotel use aligns well with the aspirations for the precinct as articulated in the Wollongong City Centre Urban Design Framework, which precludes residential use, permissible under the current LEP.

The proposal provides an active presence to Burelli Street, contributing to this civic spine. The new generation of hotels are anchored by an active ground plane, becoming an urban living room that is part of the life of the community, rather than solely catering to hotel guests. This connects the hotel to the cultural and recreational ecology of the city, simultaneously supporting the activation of the precinct while enhancing the performance of the hotel.

The feasibility of 'pure' hotels is very challenging, highly sensitive to construction cost. By comparison to other development types such as multi-residential that seek to maximise GBA / GFA, hotel feasibility relies upon minimising GBA, while delivering the required room count to support the hotel operation. This has multiple design implications, relying upon an efficient plan configuration.

The proposal has been designed with consideration of these constraints, seeking to deliver a high quality architectural outcome that will enhance the Wollongong CBD. Emphasis has been placed on providing a materially rich palette, comprising masonry, concrete and deeply bronze-toned architectural metalwork, overlaid by a subtle presence of planting. Large format glazing seeks contrasts to these textural surfaces. We are confident that the architectural expression will provide an engaging, refined appearance within the Wollongong CBD. The material palette recalls the corner hotels of Wollongong, both existing and from a previous era, linking to the identity of the city.

Our team has engaged with a targeted group of potential hotel operators and have completed an operator selection process. The enthusiasm of hotel operators during the operator selection process demonstrates an underlying confidence in the future of Wollongong as a dynamic city. We are excited by the operator selection and what they will bring to Wollongong city.

This proposal has been developed in consultation with the Wollongong City Council Planning Team and in response to the insights provided by the Design Review Panel. We recognize the value of these insights and appreciate the refinement that this has brought to the proposal.

Thank you for your consideration of this proposal.

Andrew Burns
Director, Andrew Burns Architecture
NSW Registration 7447

Background

Project Intent

The intention of the Burelli Street hotel project is to contribute a successful, cosmopolitan hotel to the Wollongong context. In striving to achieve this goal, the project will both support the aspiration for a vibrant and active city centre, while supporting the commercial performance of the hotel.

Contemporary hotels are driven by an active groundplane food and beverage experience, open to visitors beyond the hotel and becoming a meeting place within the city. This aligns with the city-making intentions of Wollongong City Council, as articulated in 'A City for People' and subsequently in the Wollongong City Centre Urban Design Framework, which emphasises streetscape activation and variety of uses as essential to this aspiration.

Essential to the success of the project is a high quality urban design outcome. Urban design principles; connection to streetscape, scale and massing, materiality and detail, visibility and permeability; are essential elements in the relationship between the building and it's context. These elements have all been considered carefully, seeking to develop a built form outcome that engages well with the context.

In addition to the active groundplane, the commercial performance of the hotel is supported through an efficient layout, eliminating redundant circulation space, while providing well-scaled food and beverage spaces. The functional configuration of the hotel is in line with expectations of high quality hotel operators.

The project has an intentionally restrained, quiet aesthetic, seeking to contribute a refined architectural project to the built of heritage of Wollongong. By virtue of it's proposed use, the project resonates with established pattern of corner hotels throughout the Wollongong CBD, that have added significantly to the city's character.

Through the resolution of architectural, urban design and operational considerations, we are confident that the project will make an exceptional contribution to the City of Wollongong.

Burelli Street Frontage

Project Team

Held Property
Held Property are a quality-focused development company. They are highly experienced, having delivered over 500,000 sq.m of development nation-wide.

Next Contracting
Next Contracting are a progressive and highly innovative contractor. As established construction partner of Held Property, they work collaboratively to ensure a successful project outcome.

Cre8tive Property
Cre8tive Property are an experienced hospitality consultant, undertaking projects Australia-wide. Cre8tive Property draw upon in-house property management experience from within leading hotel operators. The project lead from Cre8tive Property, Dale Lawrence, is a Wollongong local and brings close familiarity with the area.

Andrew Burns Architecture
Andrew Burns Architecture undertake projects across Australia and internationally. The practice has been the recipient of the AIA National Emerging Architect Prize, Jorn Utzon Award for International Architecture and multiple invited and open design competitions. The practice recently completed the Wollongong City Center Urban Design Framework in collaboration with Architectus.

Spacecraft
Spacecraft are an interior design company with expertise in hotel design and operation. They bring a close familiarity of hotel operator requirements to the project. Spacecraft work across hospitality, retail and commercial sectors, emphasising a place-based response to each project.

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1 Next Contracting - Student Accommodation in Kensington
2 Held Property - The Hensley
3 Cre8tive Property - W Melbourne
4 Andrew Burns Architecture - Alex & Co Apartments, NSW
5 Spacecraft Design - Westend Hotel, Pitt Street
6 Next Contracting - XOPP Darling Square

Urban Study

Site Location

The site is located in the city centre of Wollongong, within the heart of the civic spine and in close proximity from the coast. It sits in the intersection of Corrimal and Burelli Streets, two main roads that provide urban connectivity and are surrounded by cultural and civic buildings.

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Civic Spine

Burelli Street is the civic focus of Wollongong, containing many of the city's cultural and civic buildings. This is envisaged to become the civic and commercial spine under the Urban Design Framework. The subject site, at the corner of Burelli and Corrimal Streets, is located at a key point within this spine, providing a prime opportunity for streetscape activation.

1 Wollongong Station
2 Wollongong Town Hall
3 Illawarra Performing Arts Center
4 WIN Stadium
5 Wollongong Council & Library
6 Wollongong Golf Club

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1:5000

Urban Structure

Burelli and Crown Streets serve as the primary east-west connectors of Wollongong; Burelli as the civic / commercial spine and Crown as the retail spine, anchored by the mall. Burelli is targeted as a tree lined street, providing an appealing boulevard condition. Transport nodes are distributed along Burelli, providing good urban connectivity. Parks are located in the vicinity, providing breaks in the urban grain.

- Subject Site
- Transport Stops
- Activity Cluster
- Urban Spine
- Main Streets
- Public Parks
- Heritage Landscapes
- Street Trees
- Active Street Frontage

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Urban Character

The urban character of the area arises from a number of factors. Heritage and civic buildings create focal points, aggregated in key locations. Large sporting facilities provide periods of high activation, enlivening the eastern edge of the city. The proximity between ocean and city is a key source of character.

- Site
- Heritage Items
- Sports Facilities
- Heritage Landscapes
- Performing Arts Center
- Civic Buildings
- Parking Structure

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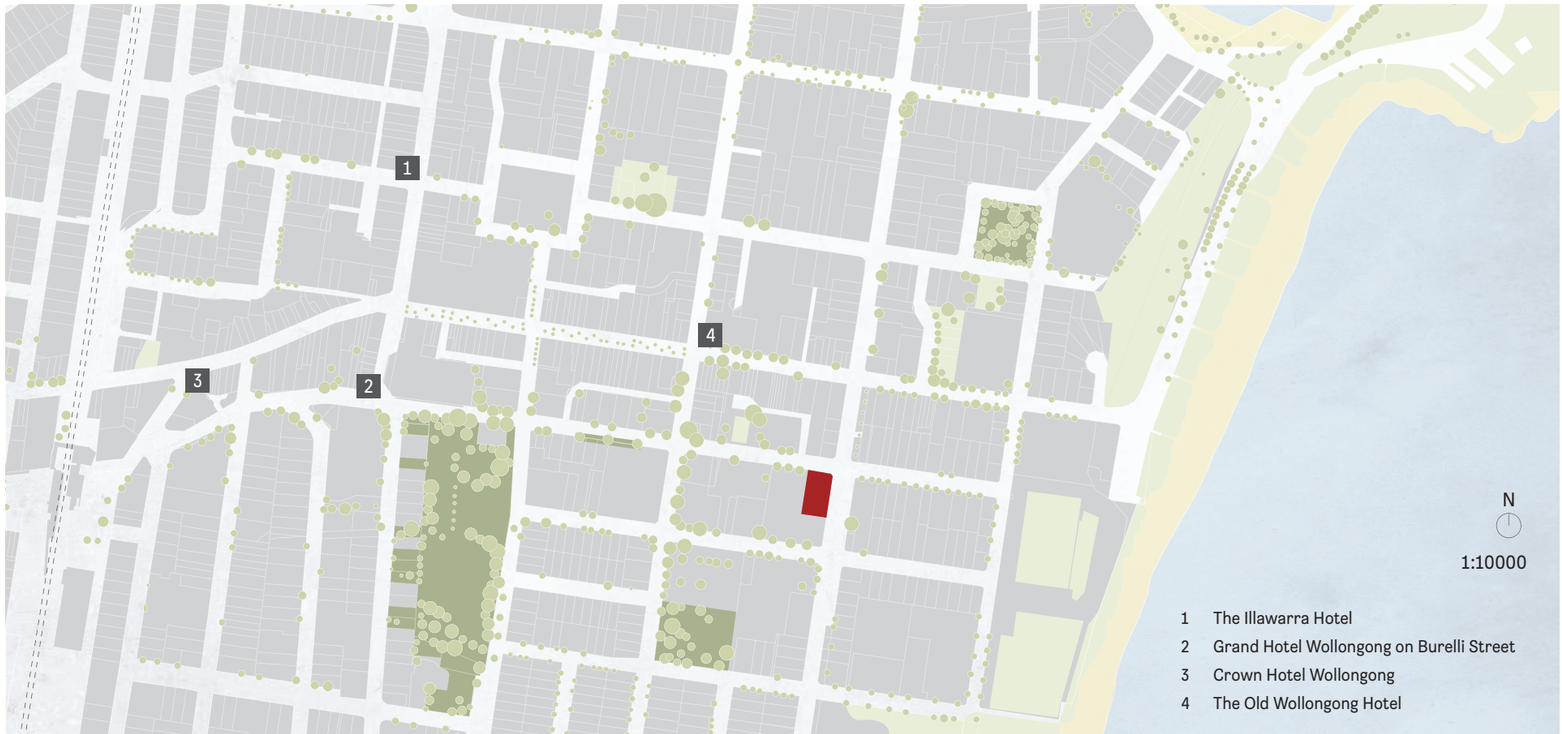
Urban Corners and Heritage Hotels

Heritage hotels are distributed throughout Wollongong, providing focal points and contributing to the sense of place. These buildings, both existing and previously demolished, often comprise masonry architectural expression with a combination of textures; brick patterning, horizontal and vertical compositional emphasis.



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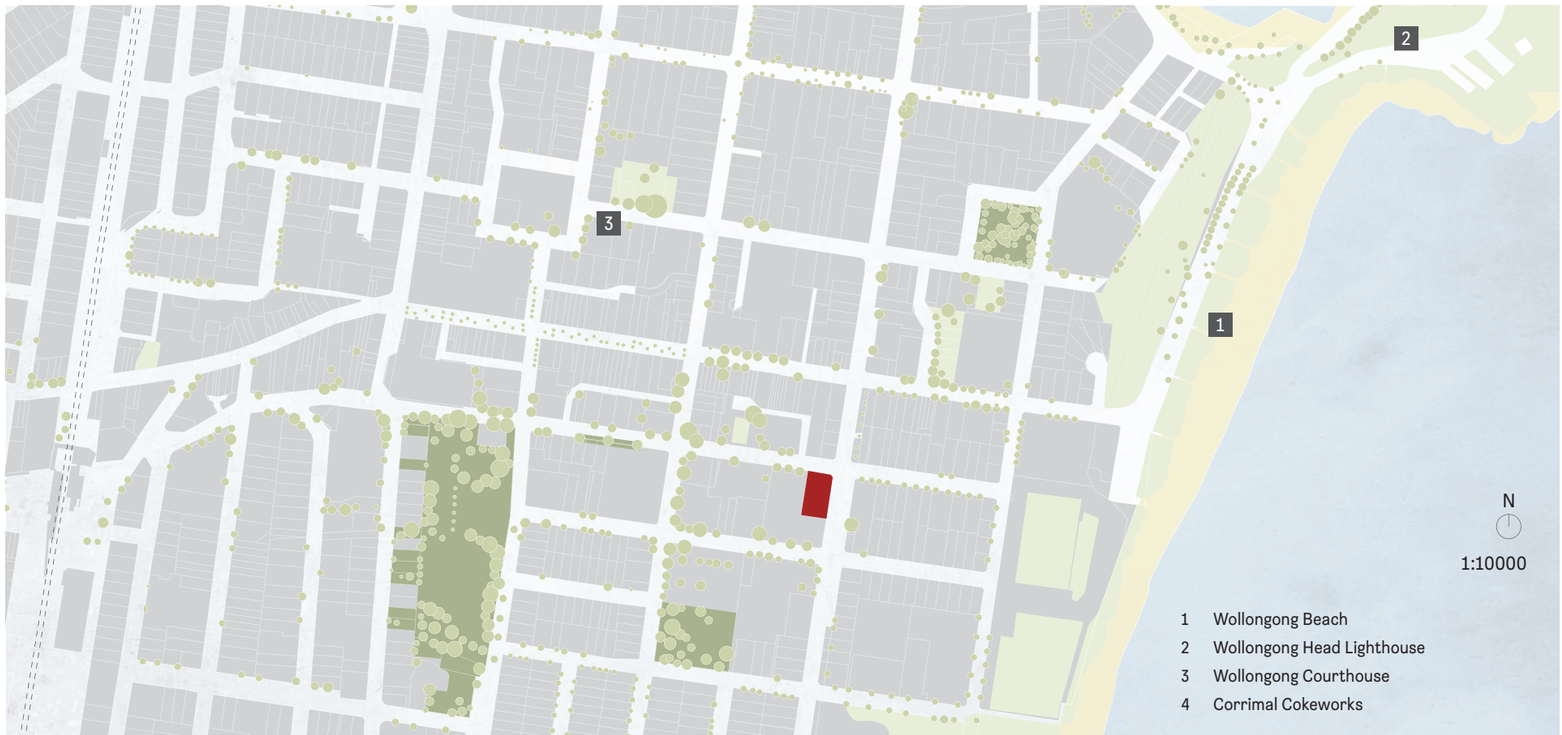
Materiality and Form

A range of materials and forms are located throughout the city, with an emphasis on natural tones informed by the proximity to natural elements. A quality of robustness characterizes the materiality of the city.



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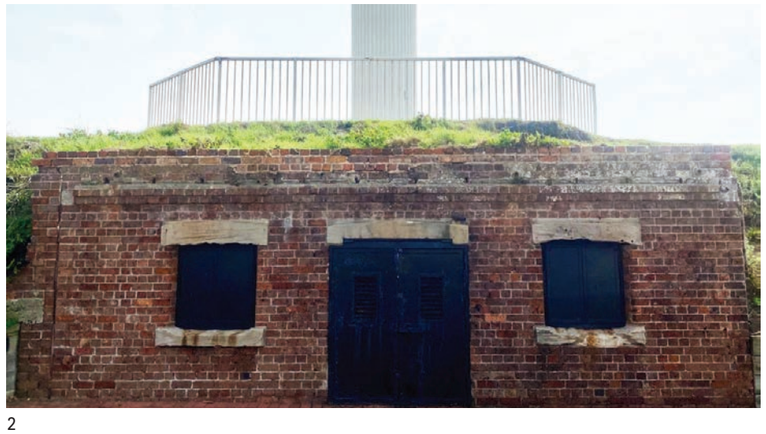

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Potential Views

Connection to Wollongong's geography and landscape

The subject site contains opportunity for views in multiple directions; eastward to the Pacific Ocean, northward along the coast, westward to the dramatic escarpment and southward towards Port Kembla.

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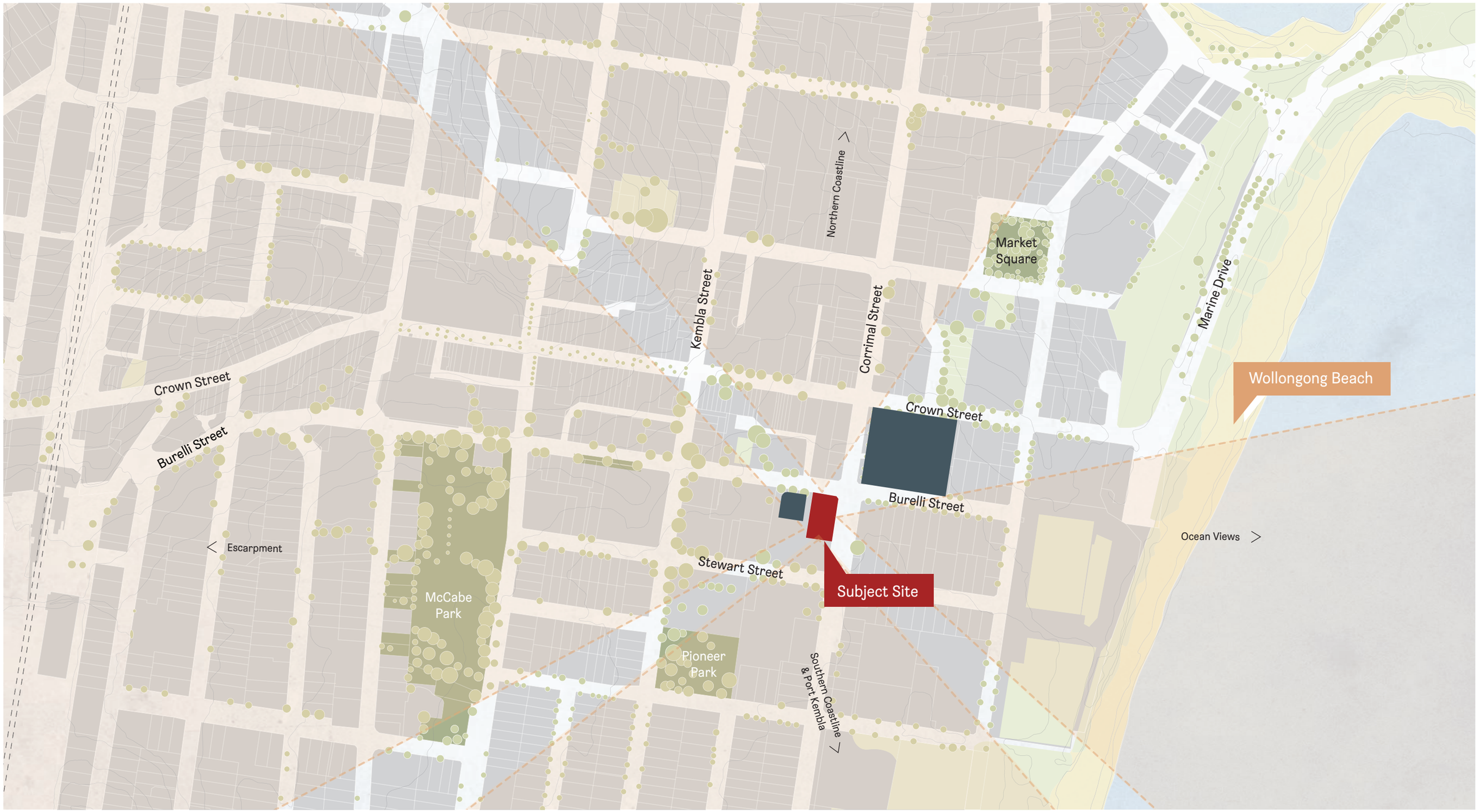
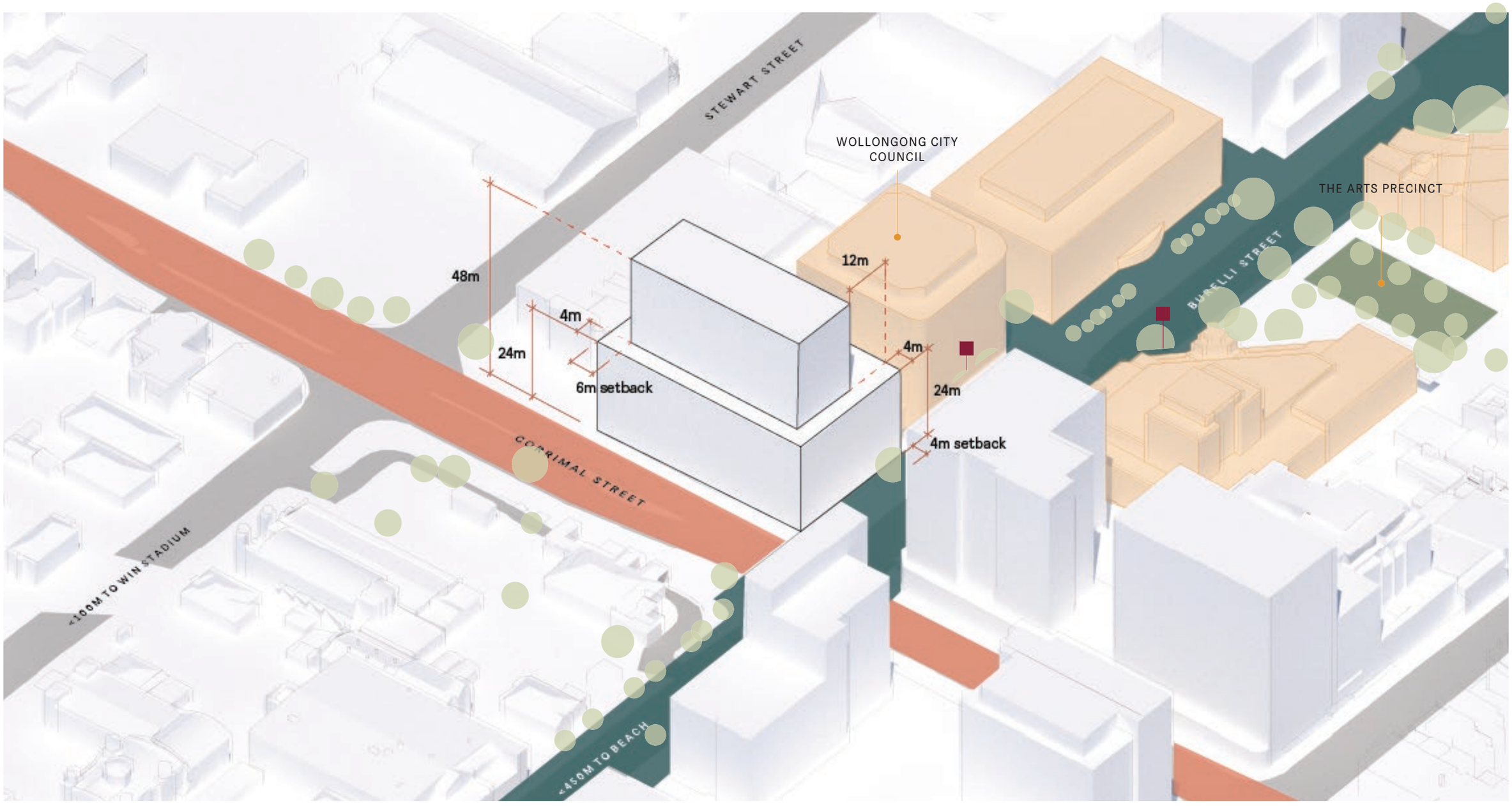


Site Analysis & DCP Envelope

The site is located at the intersection of Corrimal and Burelli Streets. Burelli Street is Wollongong's civic spine and Corrimal Street is a key access road into the Wollongong CBD. The site is surrounded by various civic buildings; such as the Wollongong City Council chambers, library and the Arts Precinct.

The DCP envelope contains a 24m podium with 4m setback on Burelli Street, with 4m inset above to north and east.

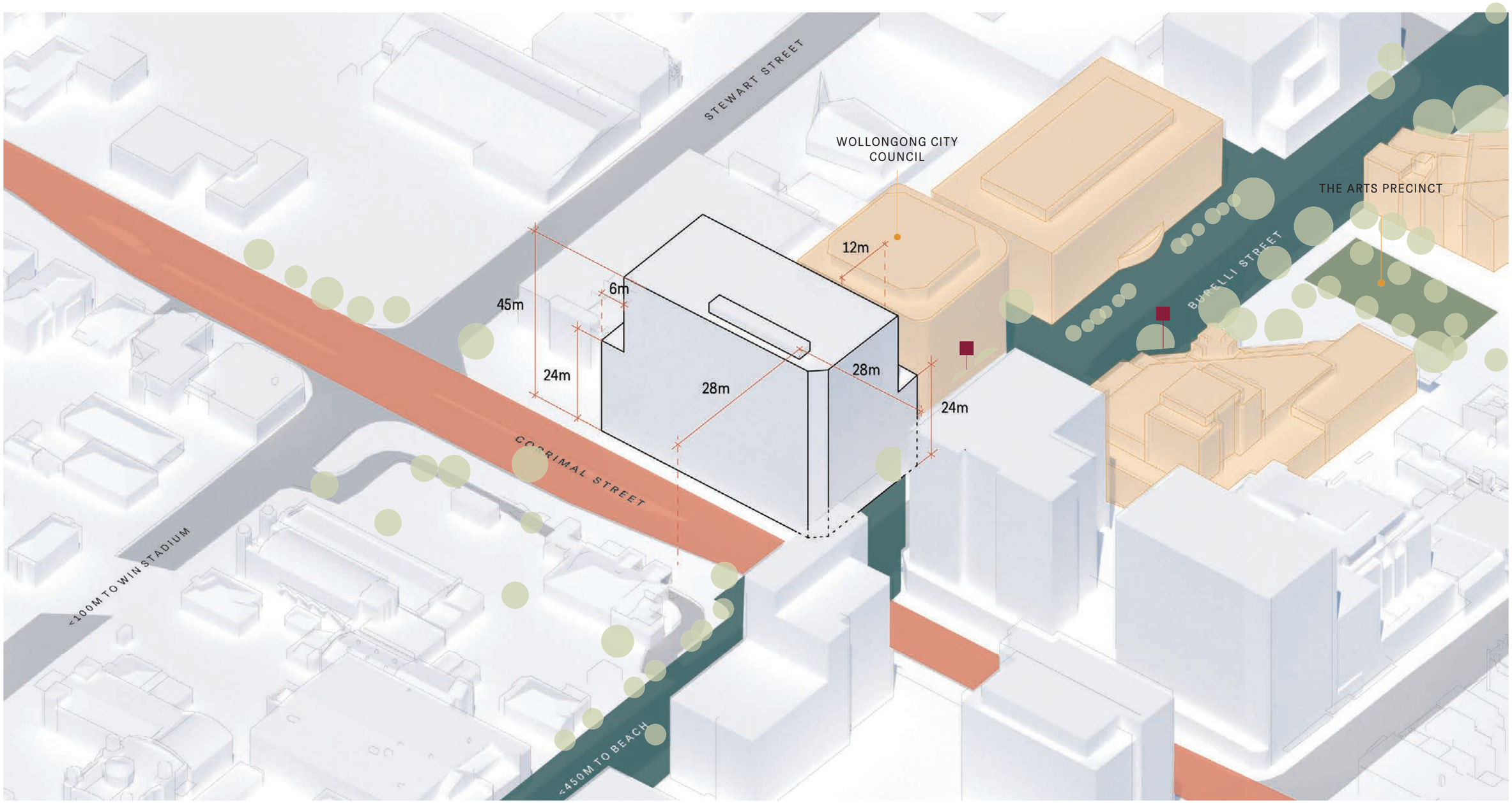
- Burelli Street Civic and Cultural Spine
- Corrimal Street classified road
- Key Buildings
- Bus stops
- Park
- Street trees



LEP Envelope

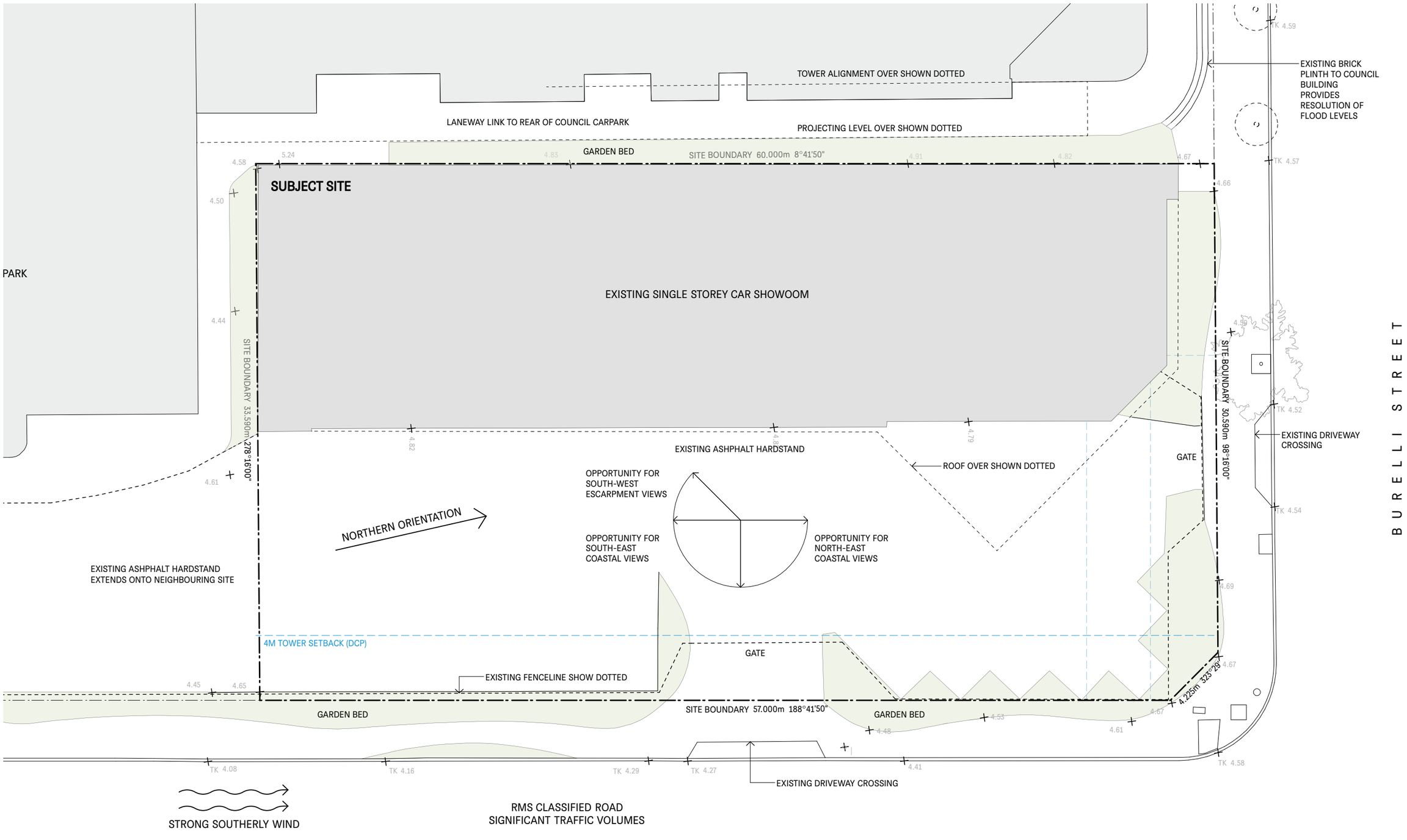
The LEP envelope contains a 24m podium, 12m setback from the adjacent buildings up to 45m height and a 28m setback from adjacent buildings when above 45m height.

- Burelli Street Civic and Cultural Spine
- Corrimal Street classified road
- Key Buildings
- Bus stops
- Park
- Street trees



Site Analysis Plan

The corner location provides the site with a high degree of solar access throughout the course of the day. The building massing in the immediate precinct is highly varied, comprising a range of tower forms, with and without podiums, street wall conditions and low rise single storey structures to the east of the site.



Site Photographs

The site is located within a precinct containing a range of building scales; low rise and a cluster of mid rise towers. The site is located adjacent to Wollongong Council building to the West and a Council-owned multi-storey carpark to the south.

1 View from Corrimal looking North
2 Corner view in Corrimal and Burelli Streets junction
3 Corrimal Street frontage
4 Burelli Street frontage
5 View from Burelli Street looking South-East
6 View from Burelli Street looking East

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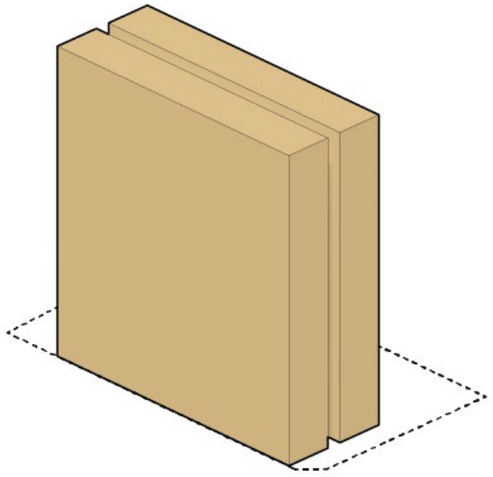
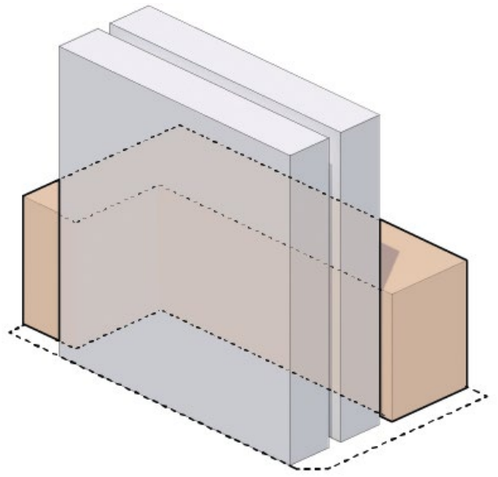
Design Concept

Built Form Strategy

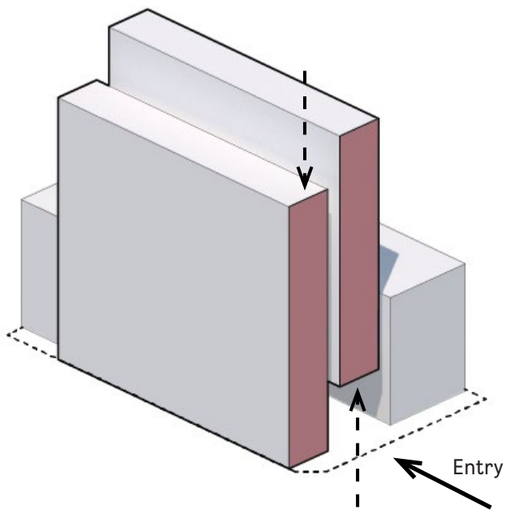
The building massing is articulated as tower flanked by a textural podium and broken into clearly defined volumes. The tower and podium volumes are articulated in such a manner to bring the tower to ground, enhancing the corner location of the site. The podium incorporates masonry and is articulated by brick textures and screens. An active frontage is provided to Burelli Street, contributing to its civic spine.



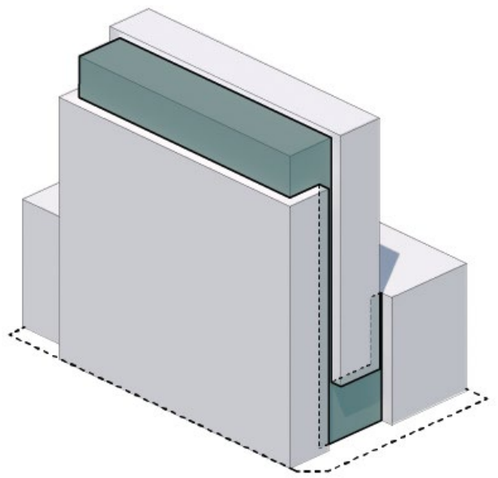
1. Two vertical tower volumes containing the hotel rooms rise from the site corner.



2. The tower volumes are flanked by a textural masonry podium, set back to align with the adjacent Council building and containing the parking.



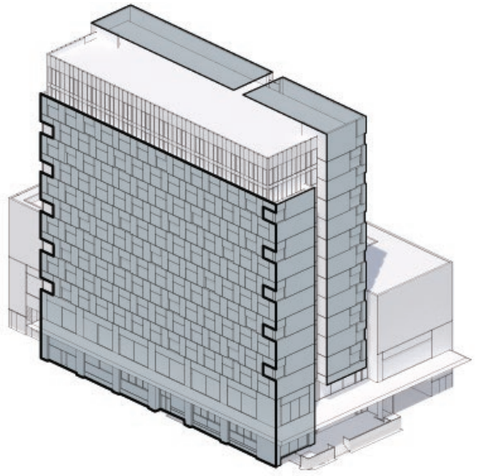
3. The eastern tower volume is compressed and the western volume is shifted upward to articulate the primary entry to Burelli Street frontage.



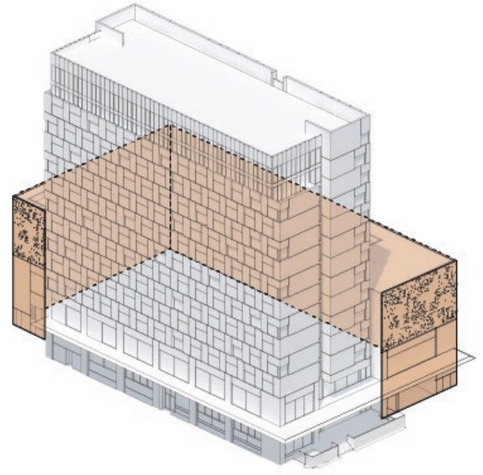
4. A secondary volume is retained on the upper levels, forming a contiguous volume set between the primary forms.

Building Articulation

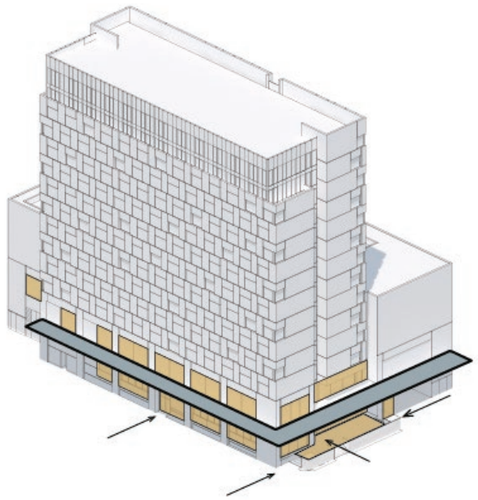
The building massing is articulated to address the corner, creating a sense of verticality and mediating with lower scale elements.



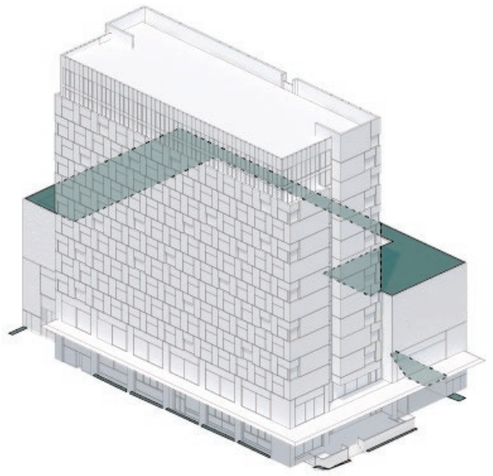
1. The tower volumes are articulated in pre-cast concrete with alternating windows creating an overall pattern. Windows return around corners to capture views, resulting in a staggered edge profile. To the lower levels, large scale, wide format openings are articulated over two floors, creating a grounding, anchoring presence.



2. The masonry podium is enlivened by the provision of masonry screens to the upper floors, appearing as a restrained, texturally rich volume. Public art returns around the podium enhancing the presence of the adjacent laneway.



3. A continuous awning to the frontage provides covered outdoor space. A raised terrace is provided to Burelli Street, mediating between natural ground and the mandatory flood planning levels (approximately 900mm above ground). Multiple entry points are provided.



4. A layer of landscape is introduced throughout the roof terrace, a large rain-garden adjacent to the laneway, and streetscape planting to Burelli and Corrimal frontages.

A New Urban Corner of Wollongong

The proposal addresses the corner location by referencing the materiality and textures of historic corner hotels of the Wollongong context, maintaining the local character and to contributing to the sense of place. The project becomes a new urban corner for Wollongong.

1 Proposal
2 The Illawarra Hotel - 160-164 Keira Street
3 Grand Hotel Wollongong - 234 Keira Street
4 Former Langs Corner - 95 Crown Street

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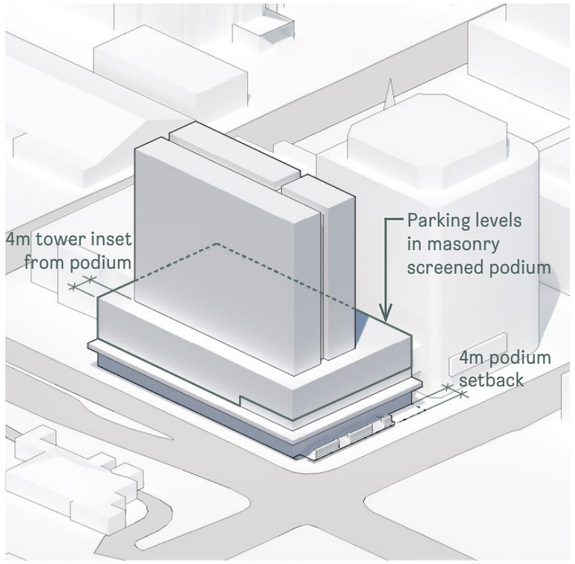
Burelli Street frontage

Massing Options Explored

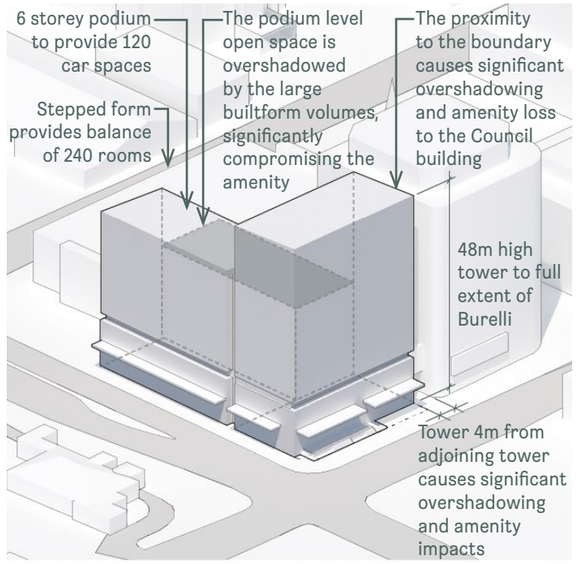
A series of massing options have been tested throughout the design process. This process has refined the design.



1. DRP Submission

The proposal reviewed by the DRP (August 2020) incorporated a DCP compliant podium with 4m setbacks to the North and East elevations.

The DRP response to this proposal was that the separation of tower and podium was a lost opportunity. The DRP recommended shifting the tower to the corner to enable the tower to come to ground and mark the corner.

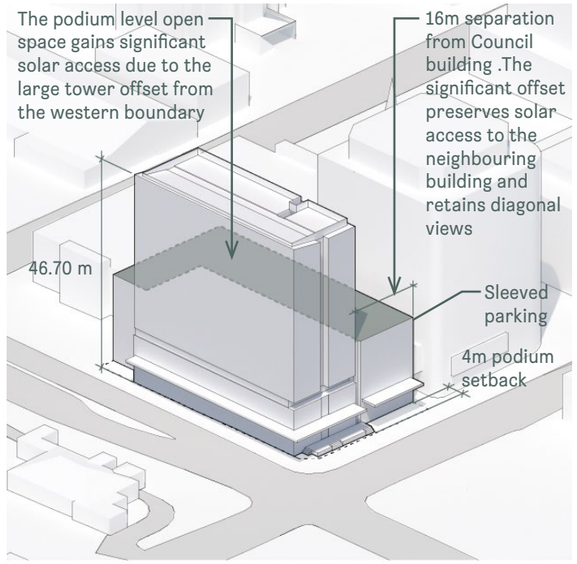


2. DRP Option Considered

Additionally, the DRP recommended considering rotating the primary tower volume by 90 degrees and running the full length of the Burelli Street elevation and then having a secondary L-shape volume to Corrimal Street.

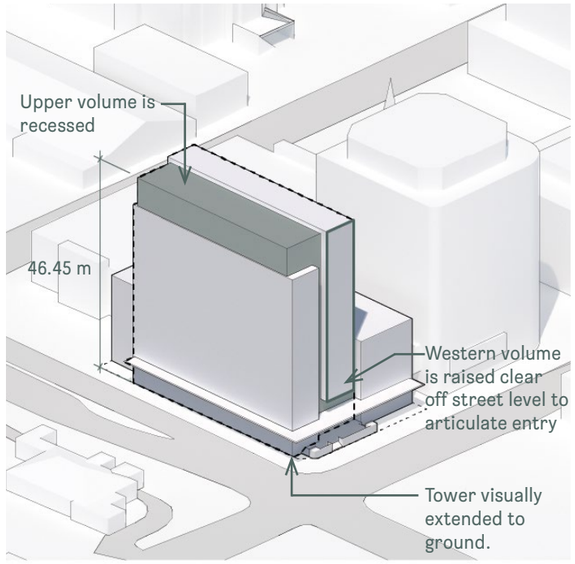
This option has been tested and in order to retain the room count of 240 rooms, requires a 10 storey secondary volume. The combination of proximity to the western boundary and the large scale of the secondary volume causes significant impacts on the neighbouring tower, significantly reducing the solar access and outlook. The significant built form volumes to the North, East and West of the podium level open space causes significant overshadowing of the space, compromising amenity.

In order to achieve the proposed 120 car spaces, this option requires the parking levels to be increased from 5 storeys to 6 storeys, further impacting the neighbouring building.



3. Proposal

The proposal locates the tower at the corner of the site and maintains the NS orientation. This provides a high proportion of rooms facing the view, while preserving amenity of the neighbouring building and providing an improved sense of verticality. The significant offset provides solar access to the podium level open space, improving the amenity of the space.



4. Revised Proposal

The proposal is modified in response DRP comments, bringing the eastern tower volume to ground and raising the western volume to clearly articulate the primary entry on Burelli Street. The upper level eastern volume is set back north, south and east to provide articulation.

Massing Options - Shadow Impacts

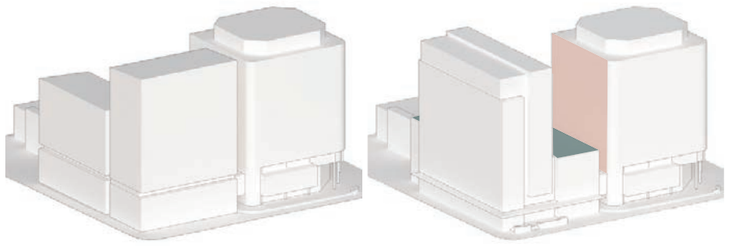
Comparison of sun eye view to neighbouring building from DRP recommended option massing and proposal

The proposed location of the tower in the NE corner of the site results in the reduction of overshadowing to the neighbouring building at 9am and 10am in comparison to an L-shape form.

Direct solar access to podium roof provided by proposed massing (overshadowed by DRP option)

Direct solar access to Council building facade (overshadowed by DRP option)

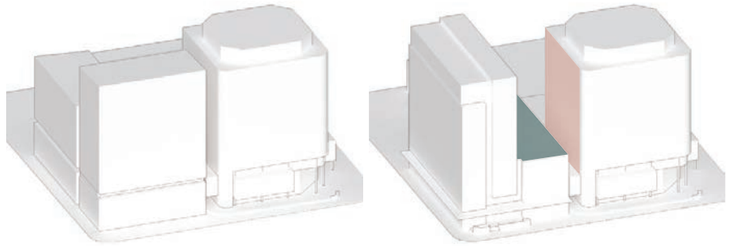
9am June 21st



DRP Option Considered

Proposal
Solar access preserved to neighbouring facade.

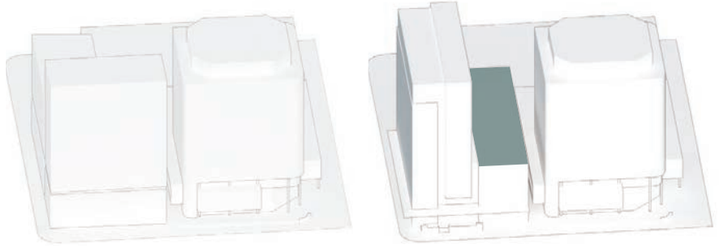
10am June 21st



DRP Option Considered

Proposal
Solar access preserved to neighbouring facade.

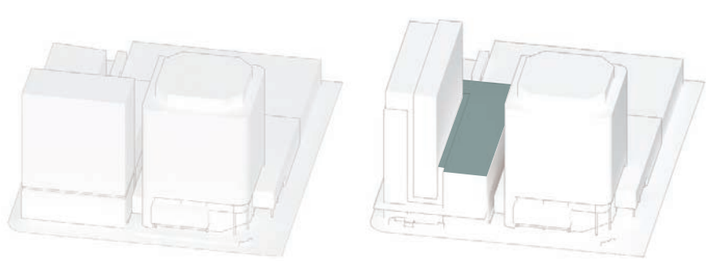
11am June 21st



DRP Option Considered

Proposal

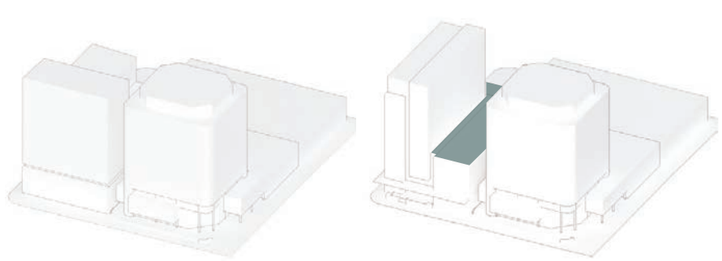
12 pm June 21st



DRP Option Considered

Proposal

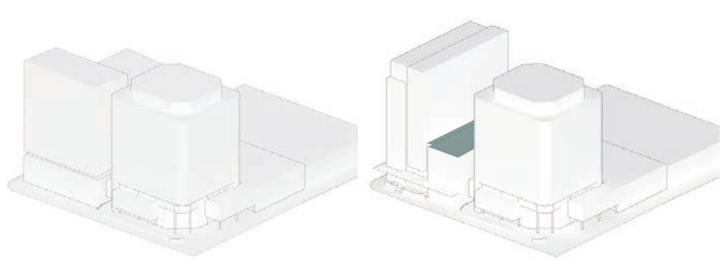
1pm June 21st



DRP Option Considered

Proposal

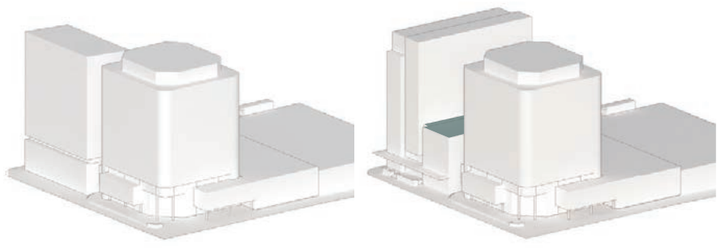
2pm June 21st



DRP Option Considered

Proposal

3pm June 21st

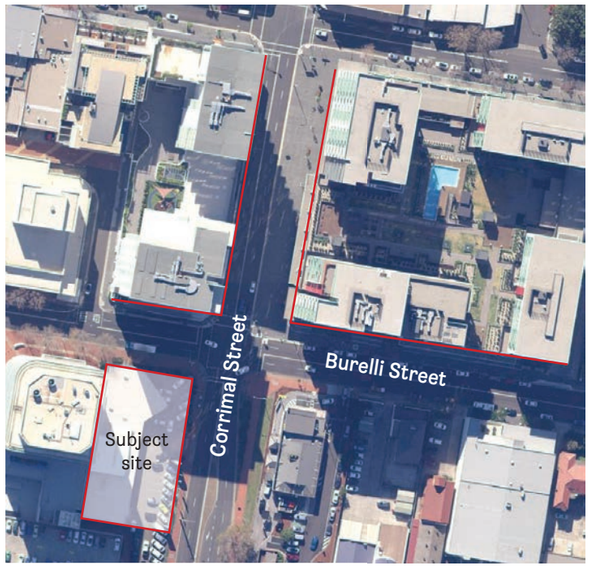


DRP Option Considered

Proposal

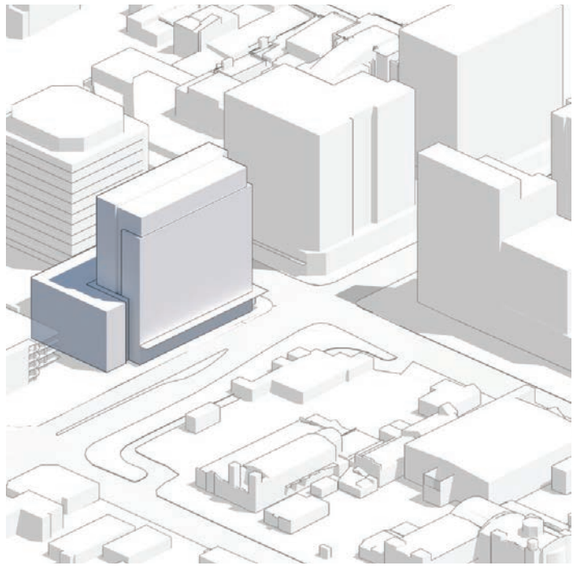
Justification for Tower Corner Massing

The proposal incorporates a tower massing at the north-east corner of the site, as recommended by the Design Review Panel (August 2020). The proposed tower is set back from the north boundary to observe the 4m public domain setback consistent to the Burelli Street frontage. The tower location does not comply with DCP tower setback controls but complies with the LEP tower setback controls. A justification for the proposed tower massing is as follows:

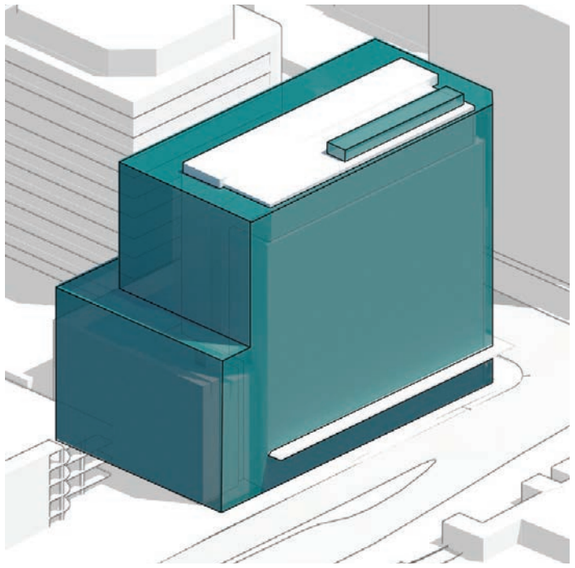


The intersection contains strongly defined corners, in particular to the north-eastern and north-western corners of the intersection (28 Burelli Street and 132-134 Burelli Street). The proposal presents an opportunity to further define this significant intersection within Wollongong.

The proposal is consistent with the corner treatment of the adjacent building, 28 Burelli Street. This building contains tower massing to the corner, creating the presence of 'tower to ground' to reinforce the corner.



The proposal contributes to the established contextual massing, reinforcing the corner and observing alignments with surrounding buildings.



The proposed tower location generally complies with the tower LEP massing, with the exception of a minor height exceedence. The height is consistent with the DCP 48m height limit.

Note: exceedence is limited to architectural roof feature only.

Streetscape Views

1 Burelli Street looking East

Slender tower minimises impact of scale on Burelli Street while podium level contributes to street activation.

2 Burelli Street looking West

Street corner marks the entry to the art precinct and contributes to the various building forms without the precinct, while optimising views towards the ocean.

Note: indicative massing to the southern neighbouring vacant site.

3 Corrimal Street looking North

The massing responds to Corrimal Street buildings scale.

Note: indicative massing to the southern neighbouring vacant site.

4 Corrimal Street looking South

The massing will activate development adjacent to site for further urban activation.

Note: indicative massing to the southern neighbouring vacant site.

View from corner of Burelli & Corrimal Street

Streetscape Activation and Boundary Treatment

The ground plane is highly activated on the corner of Burelli Street and Corrimal Street contributing to the civic/cultural spine of Wollongong. The food and beverage is located on the ground floor and opens to the public domain via large window openings and focal grab and go takeaway counter. A double height atrium is located near the corner, visually connecting the first level with the street. A 4m setback from the boundary on Burelli Street provides a north-facing alfresco area framed by coastal planting.

1 Wall light to illuminate pedestrian path
2 Atrium stair to upper level Lobby and Gym
3 Street corner access to Burelli Street alfresco area
4 Main entry illuminated by light feature
5 Entry light feature
6 Cafe grab and go animates Burelli Street
7 Bar and variety of seating areas
8 Passive surveillance to driveway & laneway
9 Secondary Burelli Street entry
10 Secondary Corrimal Street entry
11 Tree planting to increase amenity of streetscape
12 Burelli Street accessible entry
13 Planting
14 Light bollards
15 Traffic bollards to prevent right-hand turns into parking.
16 Pedestrian awning

Burelli Street Activation

Streetscape Activation and Boundary Treatment

The passage adjacent to the Western side of the proposed building is enhanced through consideration of a number of elements. A large opening is provided to ground floor to provide passive surveillance from the hotel lobby to the passage. Public art enhances the space, with additional lighting and planting providing a good level of amenity.

A high quality materiality is provided to the boundary wall, including face brick to the lower levels and implied brick screen (BK2) to the upper levels. This will provide a textural appearance.

Refer to the Public Art Statement for a summary of the proposed approach for the public art component, to be developed with the artist / colour specialist Sonia van de Haar of Lymesmith.

1 Entry light feature
2 Main entry illuminated by light feature
3 Grab and go & alfresco area
4 Street corner access to Burelli Street alfresco area
5 Burelli Street accessible entry
6 Passive surveillance from lobby to accessible ramp and laneway
7 Car park
8 Wall light to illuminate pedestrian path
9 Planting
10 Light bollards to illuminate pedestrian path
11 Opening to laneway for passive surveillance
12 Plant overspilling from roof terrace
13 Spotlight to illuminate public art
14 Indicative public art location - to be developed with artist
15 Implied brick screen to provide textural appearance
16 To council car park

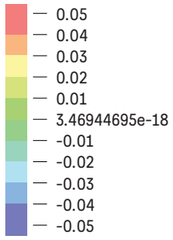
Passive surveillance from lobby to laneway.

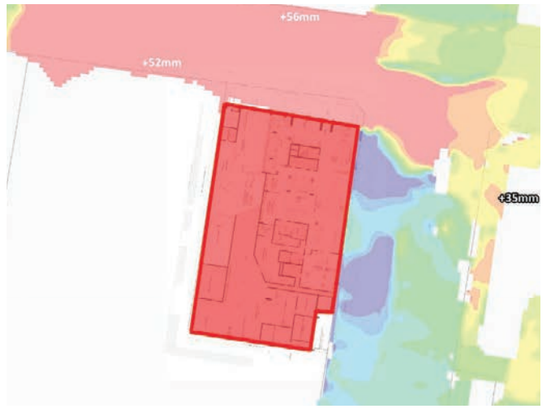
Western Boundary Treatment

Resolution of Flood Impacts

The proposal has been prepared in accordance with the Wollongong DCP, in particular the flood level control requiring a maximum exacerbation of flood levels by 20mm within the vicinity of the development. The small footprint of the existing building, coupled with the unencumbered north-eastern corner of the site, creates a challenge to achieve this flood compliance requirement. This has been satisfied by elevating the building to RL 5.600, which provides 500mm freeboard above the highest 1 in 100 ARI level, located at the north-western corner of the site. This enables floodwaters to pass under the building footprint, mitigating the increased flood levels.

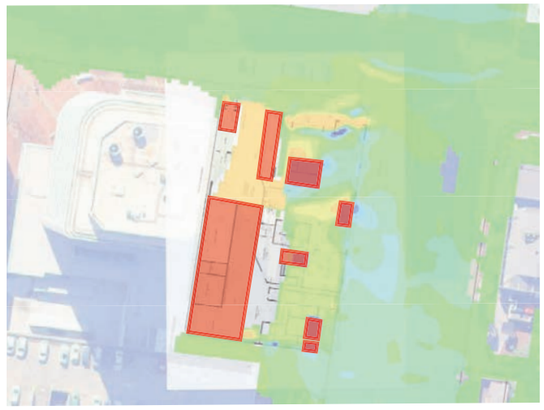
It is noted that Council's preference is to avoid exacerbation of flood levels, while providing at grade building entries. The project team has tested a number of options to explore the potential to achieve this, and we note the following:





Option 1. This option locates the entire ground floor at grade. This exacerbates flood levels by 55-60mm.

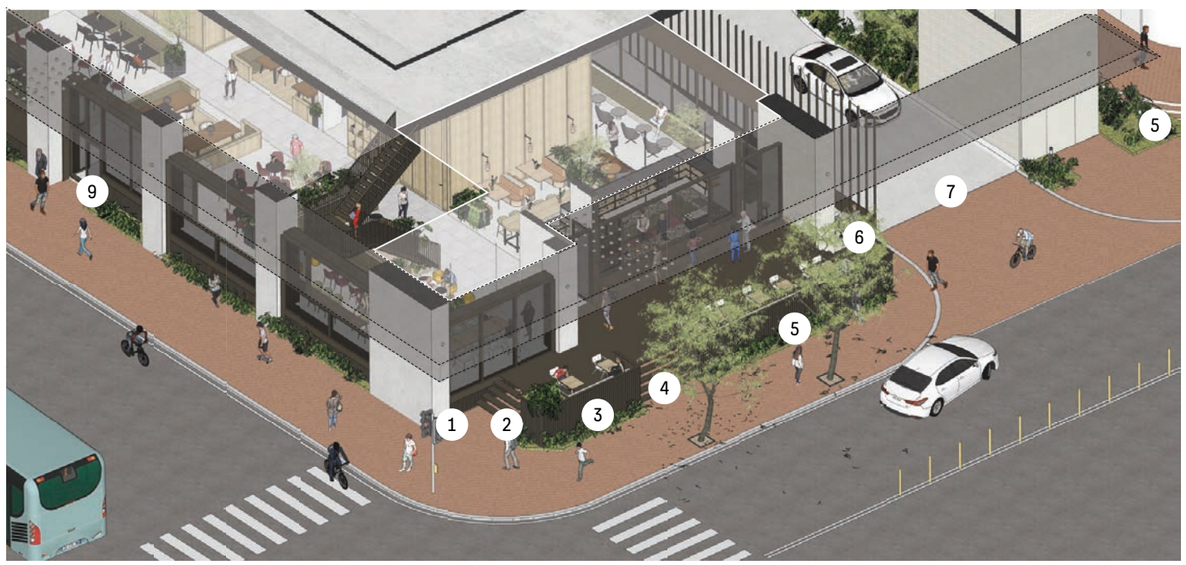
Option 2. A second option was tested, lowering the Burelli frontage to grade to provide an optimal streetscape interface, while raising the southern end of the building. This exacerbates flood levels by approximately 50mm, due to the significant impact at the north-east corner that is currently unencumbered.



Option 3 (proposed). The third option elevates the building to RL 5.600, providing compliance with the maximum 20mm flood level exacerbation. Due to compliance with Council's numerical controls, this option has been pursued. An at grade entry is provided to the Corrimal Street frontage. The outdoor dining area is located at RL 5.600, therefore providing continuity of interior and exterior. While this does not strictly comply with Council's preference, we suggest that a high quality streetscape interface is achieved, as outlined on the streetscape activation diagrams provided.

The proposal seeks to balance flood impact requirements and street activation. The proposal creates a high level of visual and physical permeability, making a positive contribution to the streetscape while providing permeable subfloor to mitigate flood impacts.

1 Open screening to subfloor to enable flood water movement
2 Open risers to stairs treads to enable flood water movement
3 Open screening to balustrades provides visibility to glazing and interior
4 Generous steps are aligned with entry glazing to provide visibility to interior
5 Landscape to screen treads and soften streetscape
6 At grade entry point to Burelli Street with internal ramp
7 Street level car park entry
8 Secondary Corrimal Street entry



Food & Beverage Interior Concept

The Food and Beverage on the ground floor is open to the public domain via a series of grand operable window openings and a focal grab and go takeaway counter. The preservation of the visual link inside-outside is key to the street activation strategy of the project. The interior is an open plan dressed with warm and natural finishes and filled in with natural light and plants.

Ground floor interior

Arrival Sequence

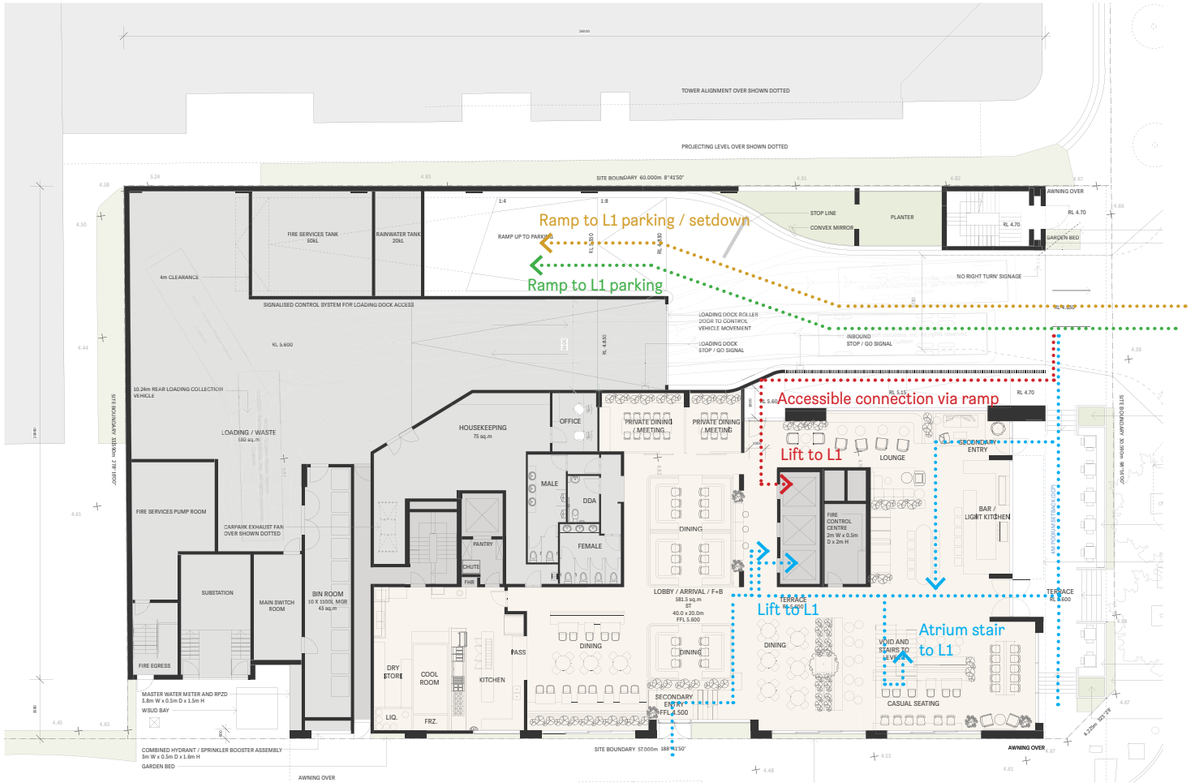
Contemporary hotels create an engaging entry experience by concentrating F+B to the ground floor and providing a sequence to the reception via the F+B. At the Burelli Street proposal a number of arrival scenarios are accommodated, as follows:

- An accessible pedestrian route to the reception is provided via the accessible ramp, which ends adjacent to the lift. The guest can then transfer to the L1 reception via lift.

- Non-accessible pedestrian routes to the reception are provided from the Burelli St and Corrimal St frontages, connecting to L1 via lift or an open stair in the ground floor atrium.

- Taxi or Uber drop-off travel to the L1 setdown area via the parking ramp. The guest is dropped off at the setdown area and the vehicle returns to Burelli Street.

- A guest with vehicle can drive to the L1 setdown area, check in and then move their vehicle to a designated carspace. Alternatively, guests can drive to a carspace on L2-4 and the guest can connect to the L1 reception via lift.



Ground Floor Plan

Level One Plan

Pedestrian approach (non-accessible)

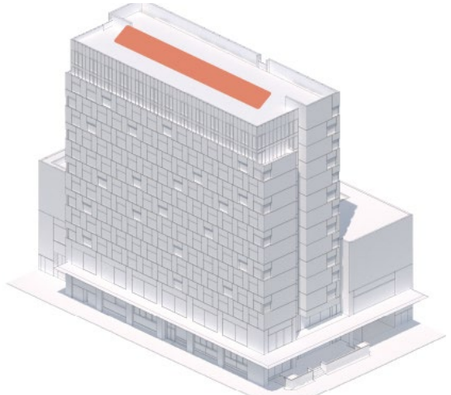
Pedestrian approach (accessible)

Vehicle approach (guest with vehicle)

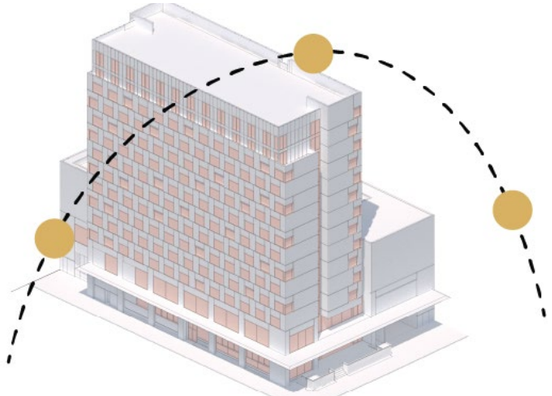
Vehicle approach (taxi/uber drop-off)

Sustainability Principles

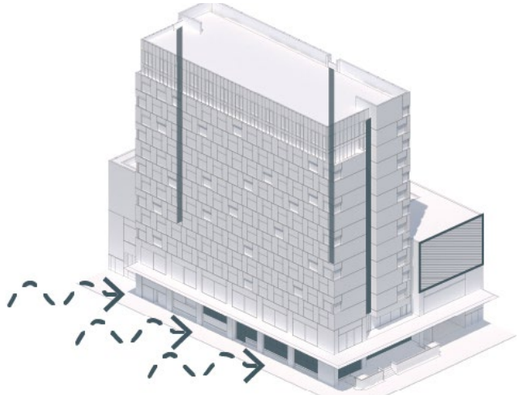
The proposal seeks a high degree of energy efficiency. Strong emphasis is placed on passive efficiency which combined with smart technologies will lead to a low maintenance ecologically-sustainable building with reduced ongoing operational costs. Please refer to the ESD report prepared by Integreco for further description of sustainability initiatives.



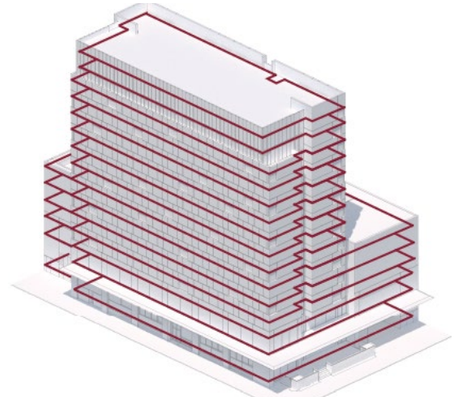
PV Array to Roof



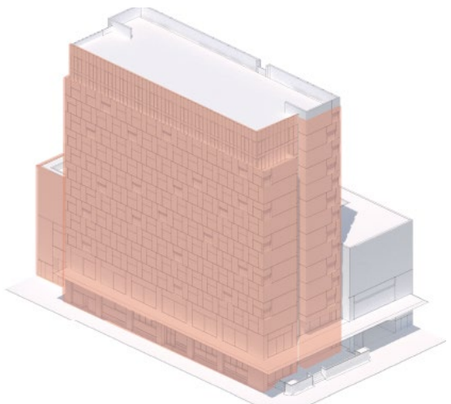
Natural Light



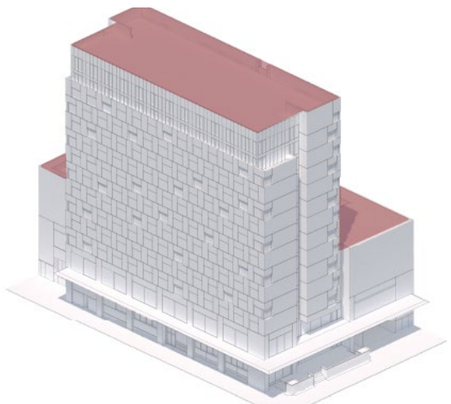
Natural Ventilation to Common Areas



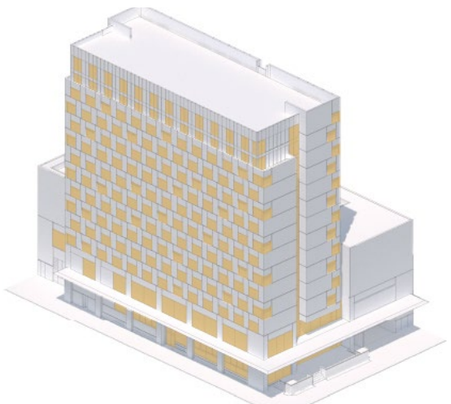
Green Steel and Sustainable Concrete with Fly Ash Component



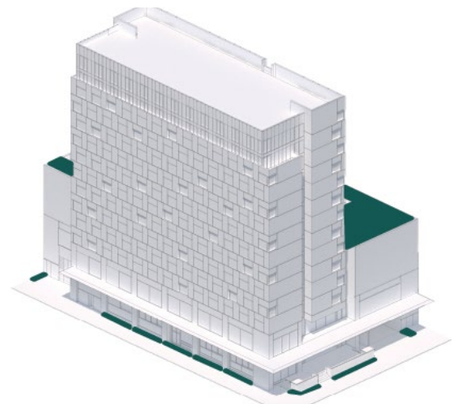
Minimum R2.5 External Wall Insulation



Minimum R3.5 Roof Insulation



High Performance Glazing

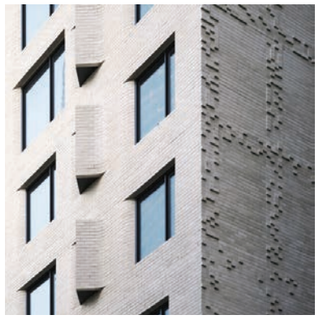


Minimum 50% of Low Water-use Plant Species

Materiality

The material palette incorporates a range of natural tones; lightly toned brickwork thorough to off-white precast concrete tower contrasting with deep metallic tones and subtle timber interiors.

1 BK1 - Stretcher bond face brick
2 BK2 - Hit miss pattern implied screen
3 BK3 - Hit and miss brick screen
4 Charcoal finish awning
5 PC1 - Off white pre-cast concrete panel
6 MS - Flat bar screening
7 Steel blades to side of stairs
8 MC - Metal cladding panels
9 AW - Aluminium windows and external door frames
10 FG - Fixed Glazing
11 Street & entry lighting
12 Project example: Pre-cast concrete panel. Vibe hotel, WMK

1


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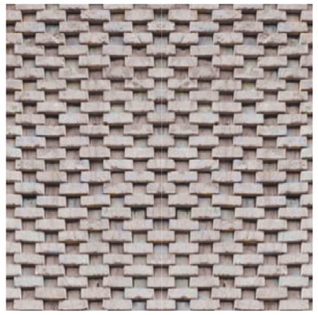

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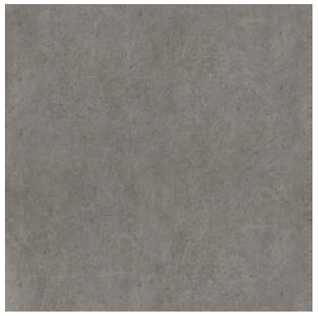

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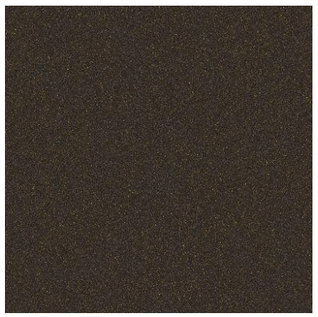

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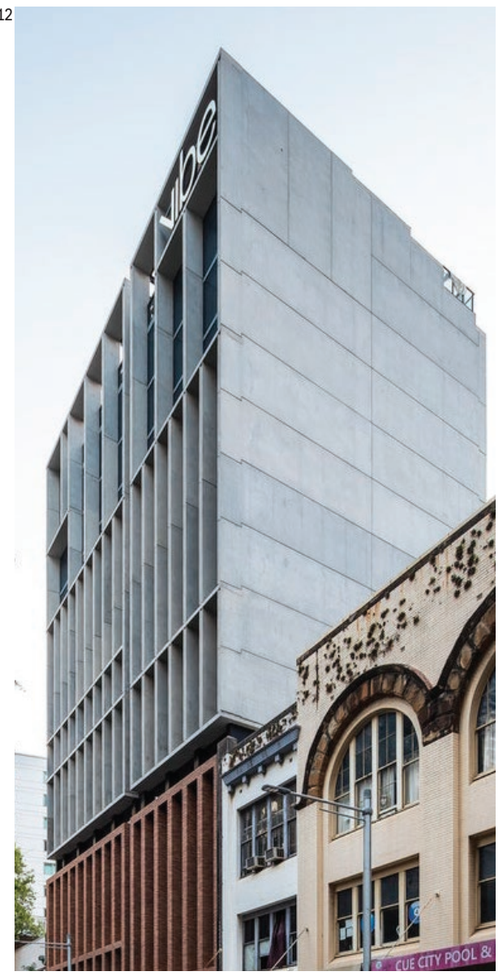
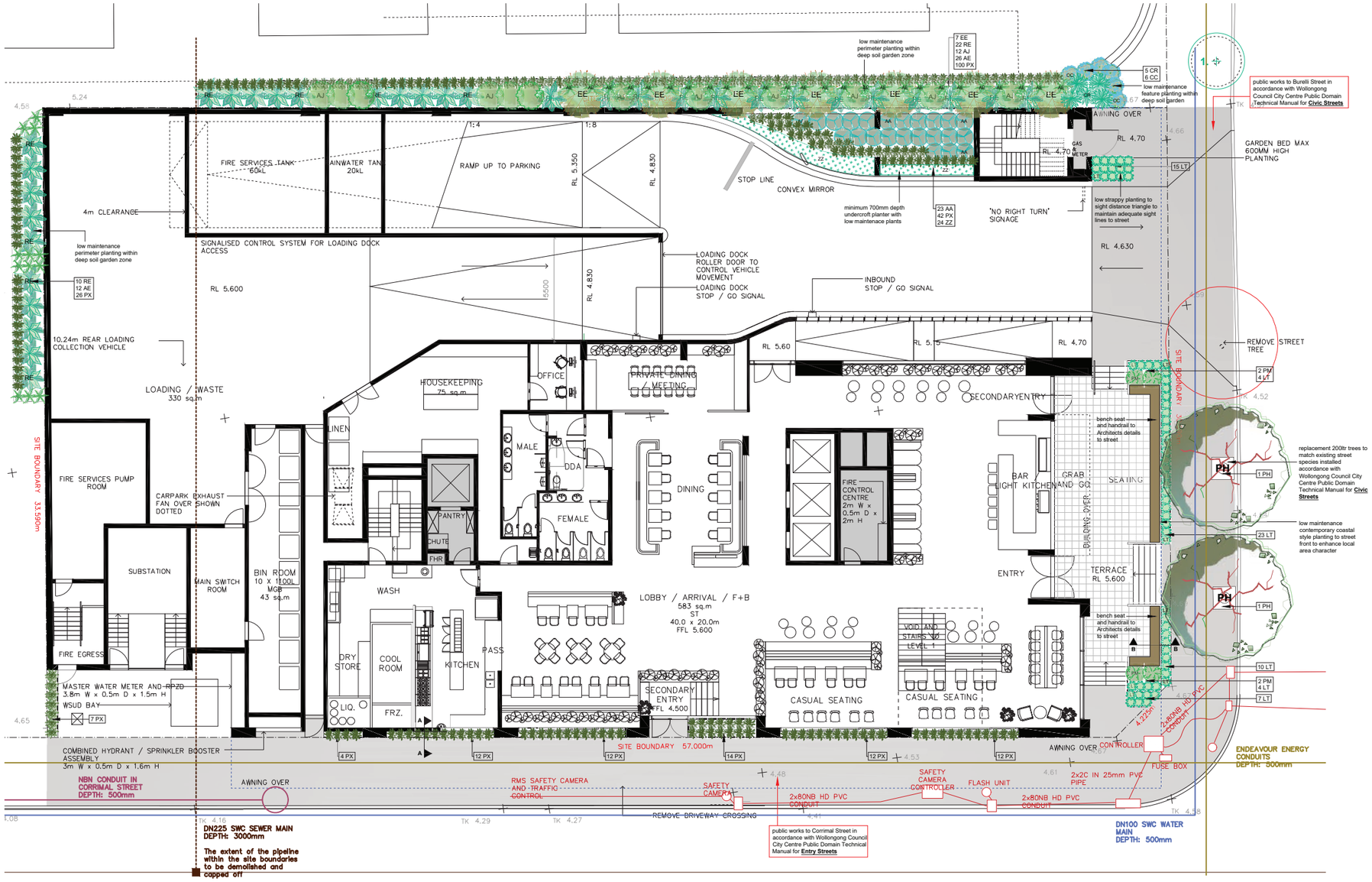


Landscape

A coastal palette planting is provided along Burelli Street and Corrimal Street frontages to soften and enhance the public domain and to reinforce the sense of Wollongong setting. The podium courtyard has soft landscape with plants spilling over to the street on various locations as well as leafy vegetation on the western side to provide privacy screening to the adjoining building. The significant amount of vegetation to the podium will provide an attractive outlook from the neighbouring building and the new hotel tower. A rain garden has been incorporated adjacent to the side laneway, providing visual softening of the vehicle entry while enabling passive surveillance from the hotel interior.

1 Slender Lady Palm
2 Birds Nest Fern
3 Sago Palm
4 Dwarf Pittosporum
5 Cast Iron Plant
6 Dwarf Philodendron



Ground Floor Landscape Plan by Zenith 1.250 N


1


2


3


4


5


6

Plant Species

Landscape References

Landscape

1 Field Maple
2 Weeping Lilly Pilly
3 Blueberry Ash
4 Quandong
5 Viburnum
6 Sago Palm
7 Dwarf Jessamine
8 Dwarf Philodendron
9 Giant Turf Lily
10 Kangaroo Vine
11 Silver Diochondra
12 Yellow Guinea Vine
13 Groundcover Rosemary

Podium Landscape Plan by Zenith 1.250 N

Plant Species

Landscape References

Consideration and Mitigation of Impacts

Solar Access

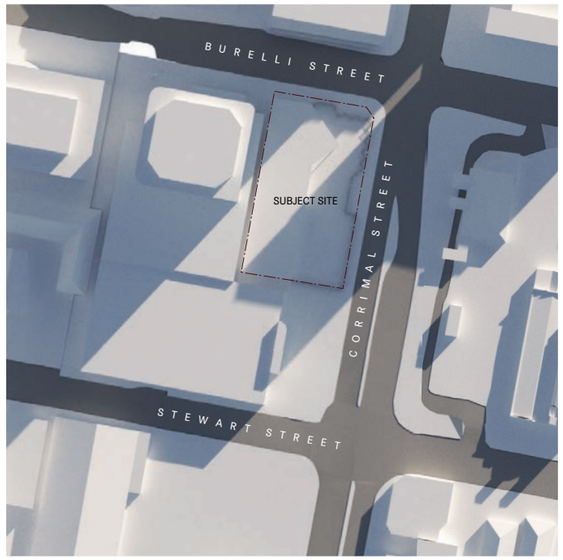
Comparison of solar access to neighboring buildings from the existing configuration to the proposal.

The slender shape of the proposed tower and its location to the Northeast side of the site results on the mitigation of shadow impact to the adjoining buildings. The proposal does not cause any overshadowing to public parks.

Subject site

Additional overshadowing caused by proposal

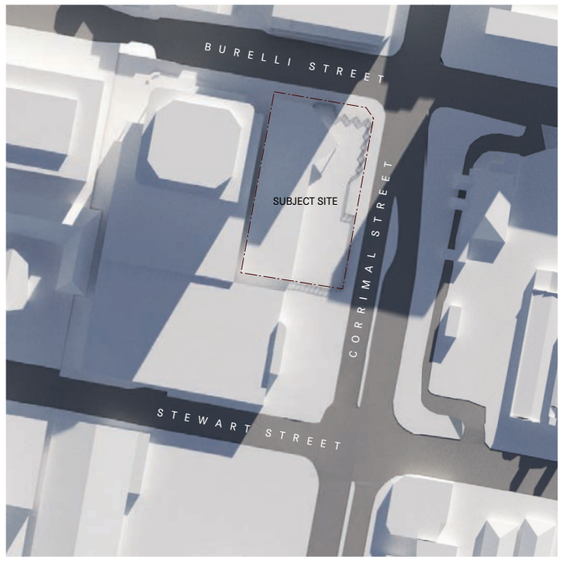
June 21st - 9am



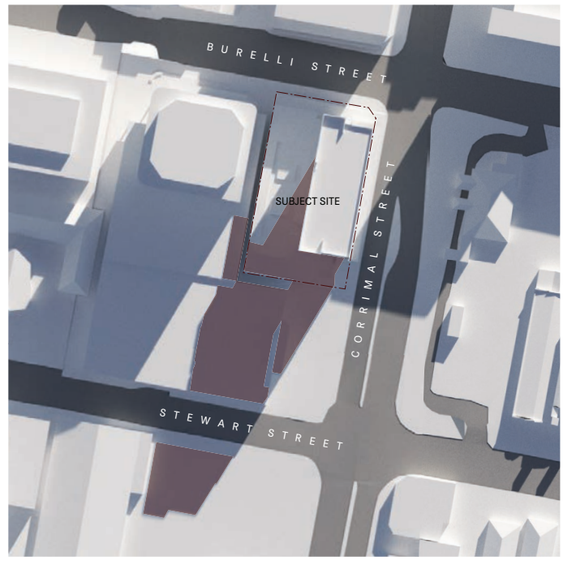
Existing

Proposal

June 21st - 10am



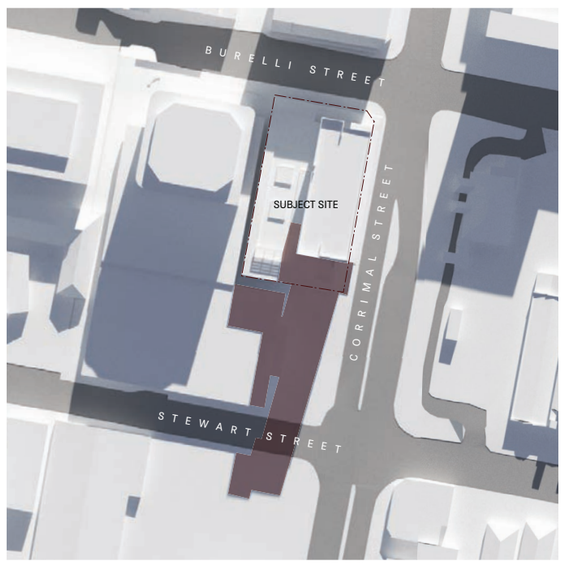
Existing



Proposal

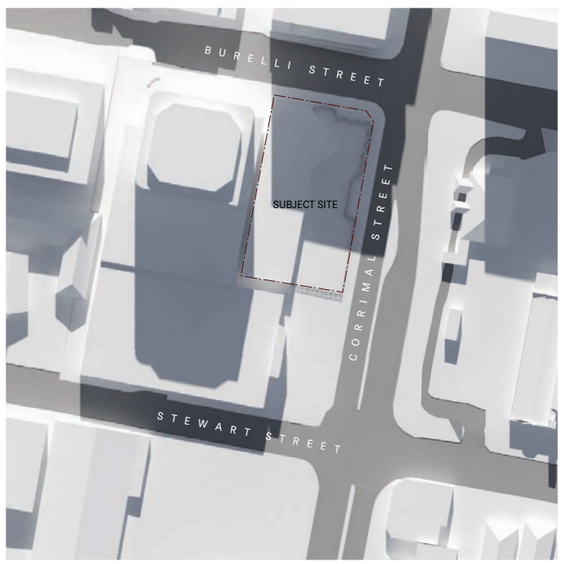
June 21st - 11am

Existing



Proposal

June 21st - 12pm



Existing

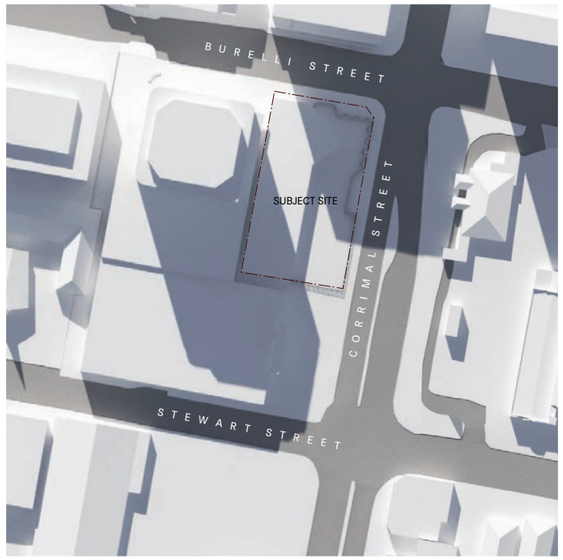
Proposal

Solar Access

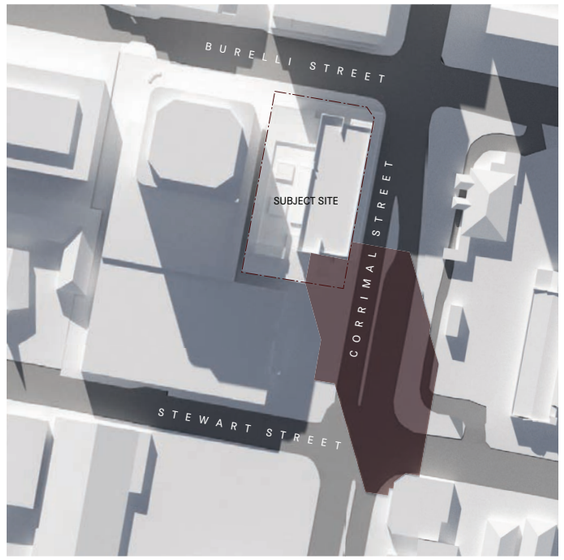
Subject site

Additional overshadowing caused by proposal

June 21st - 1pm

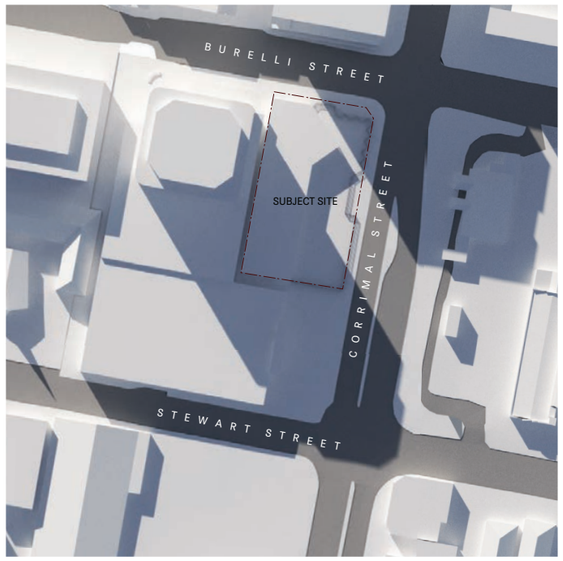


Existing



Proposal

June 21st - 2pm



Existing

Proposal

June 21st - 3pm

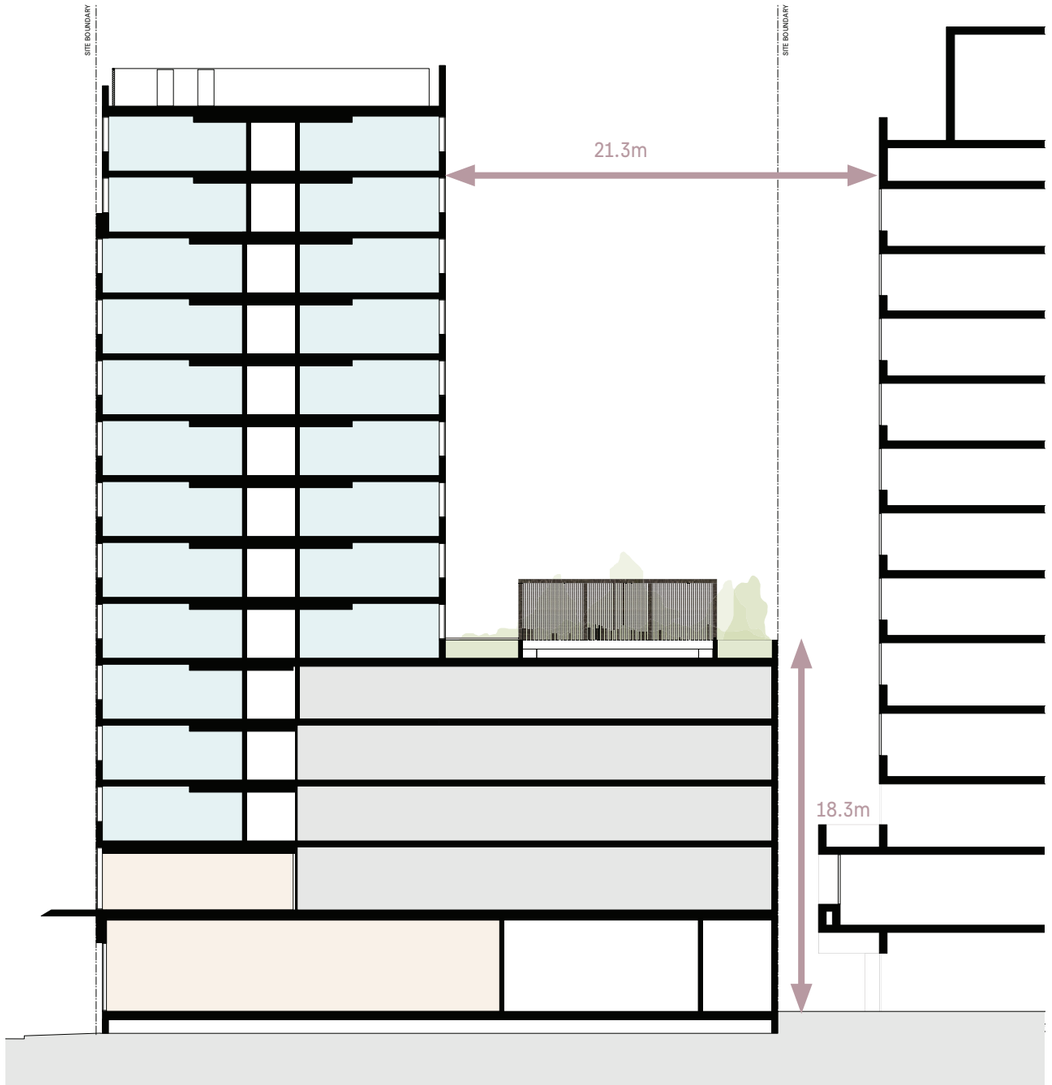
Existing

Proposal

Mitigation of Overlooking Impacts

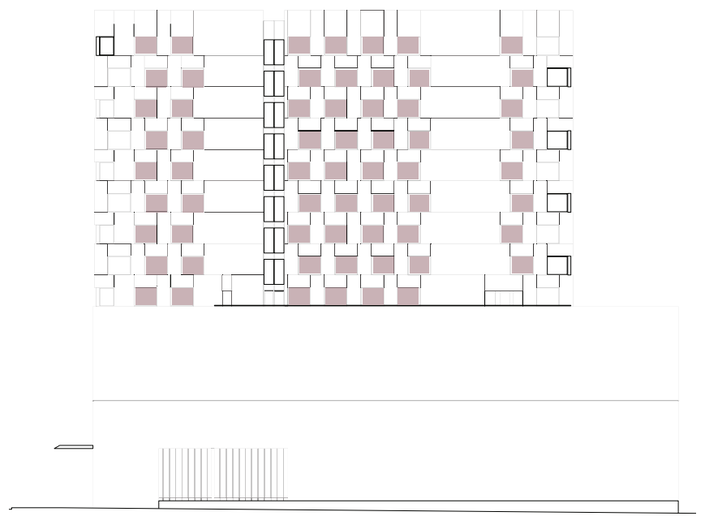
The proposal has throughly considered the amenity and urban form of the adjoining developments. It provides sufficient privacy and solar access to neighbouring buildings.

The typical tower level contains only 7 of 22 rooms with sole orientation to the west. 63 rooms of the total 240 contain sole western outlook, equivalent to 26% of the total rooms.



The tower provides well in excess the minimum 12m separation to the adjoining building. The podium is well below the 24m height limit.

Typical Tower Plan



West Elevation

Rooms with sole western orientation.

View Analysis - Introduction

An analysis has been conducted to establish the view impacts of the proposed massing. The view analysis comprises views from the adjacent, potentially affected residential building and key public domain locations.

The following methodology has been undertaken:

VIEW ANALYSIS FROM PUBLIC DOMAIN

• A 3d model of the proposed building form has been prepared.
• The model has been geo-located in a Wollongong City model containing GIS data with the key natural features and urban form of Wollongong.
• Views have been generated from the north and south approaches from Burelli and Corrimal Streets.
• The proposed building massing has been overlaid on a view without the building form, indicating the view impact.
• Commentary has been provided to accompany the views.
• In the case of the view from Flagstaff Hill, the building form has been montaged into a photograph from the view location, enabling an understanding of the building form and materiality within the Wollongong skyline.

The following key observations are provided regarding the views from the public domain:

• The adjacent building masses to the west, north and north-east of the subject site generally serve to embed the proposed building massing within an established aggregation of building massing.
• Due to the hotel typology, the proposed tower form is compact in nature (by comparison to conventional residential or commercial footprints), presenting a slender from from key approaches such as Corrimal north and south.
• The building massing does not obstruct existing views of the escarpment or ocean from the immediate public domain.
• While visible within the skyline when viewed from Flagstaff Hill, the building massing is set within the continuity of the skyline and does not extend above adjacent buildings or obstruct views to the Illawarra escarpment.

VIEW ANALYSIS FROM NEIGHBOURING RESIDENTIAL BUILDING

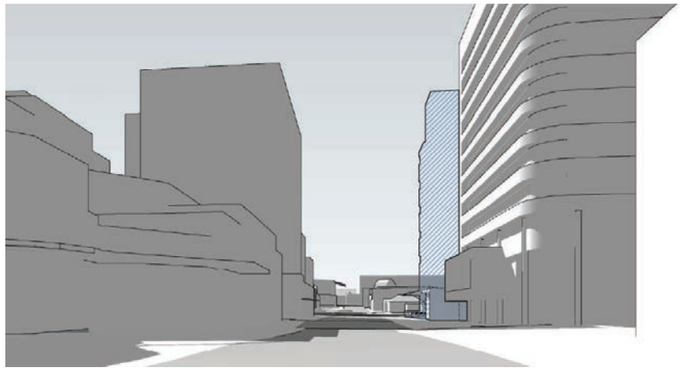
• A GIPA request has been submitted to obtain plans of the adjacent northern neighbour 'Oxford Wollongong', located on the north-western corner of the intersection of Crown and Burelli Streets.
• A 3d model has been prepared based on the GIPA plans, incorporating the finished floor levels, building form and glazing locations.
• The 3d model has been geo-located in a Wollongong City model containing GIS data with the key natural features and urban form of Wollongong.
• Views have been generated from key levels:
    • Lower (level 2).
    • Mid (level 7).
    • Upper (level 13).
• The proposed building massing has been overlaid on a view without the building form, indicating the view impact.
• Commentary has been provided to accompany the views.

The following key observations are provided regarding views from the neighbouring residential building:

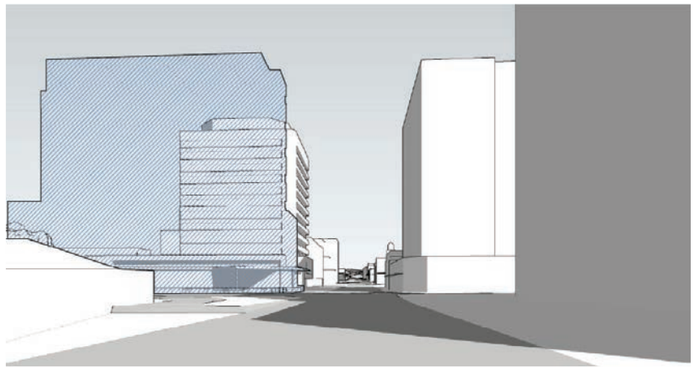
• The proposed massing is generally compliant with the Wollongong LEP massing, observing the podium massing and tower alignment to the corner while incorporating a partial non-compliance with the 45m LEP height limit.
• The neighbouring residential building Oxford Wollongong contains a corner location, typically retaining ocean views by virtue of the 4m tower setback from the Burelli Street frontage.
• There is a degree of inevitable view loss to the lower podium levels due to the nature of tower development at the edge of the established development pattern of the CBD and the abrupt scale transition present in Wollongong.
• The upper levels (above the proposed LEP compliant podium) retain views to the south-east and to the south, in the break between the proposed tower and the existing Council building to the west of the subject site. It is noted that a break of 21.3m is provided between these two building forms, providing a substantial view aperture.
• The portion of the view obstructed by the proposed tower is partially obstructed at present by the existing building massing in the vicinity of Harbour and Stewart Street, in particular the Sage Hotel building.

Please refer the view analysis commentary provided by townplanning consultancy MMJ that accompanies this submission.

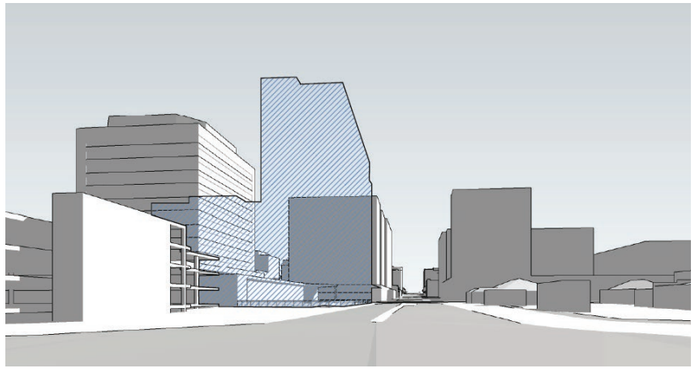
View Analysis - Key Public Domain Locations



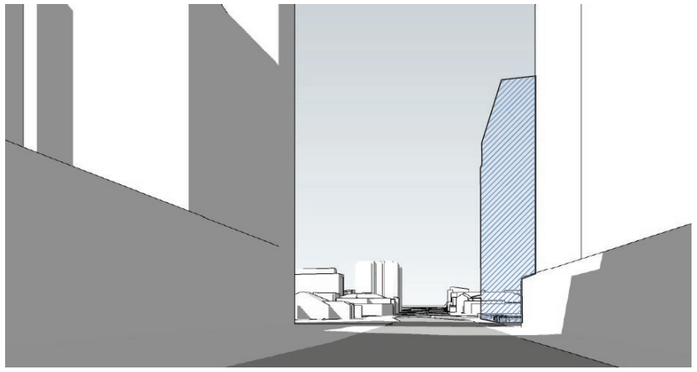
1. Burelli Street looking East.
Note: The proposed building massing does not obstruct outlooks to the ocean. The massing aligns with the existing massing of the adjacent tower.



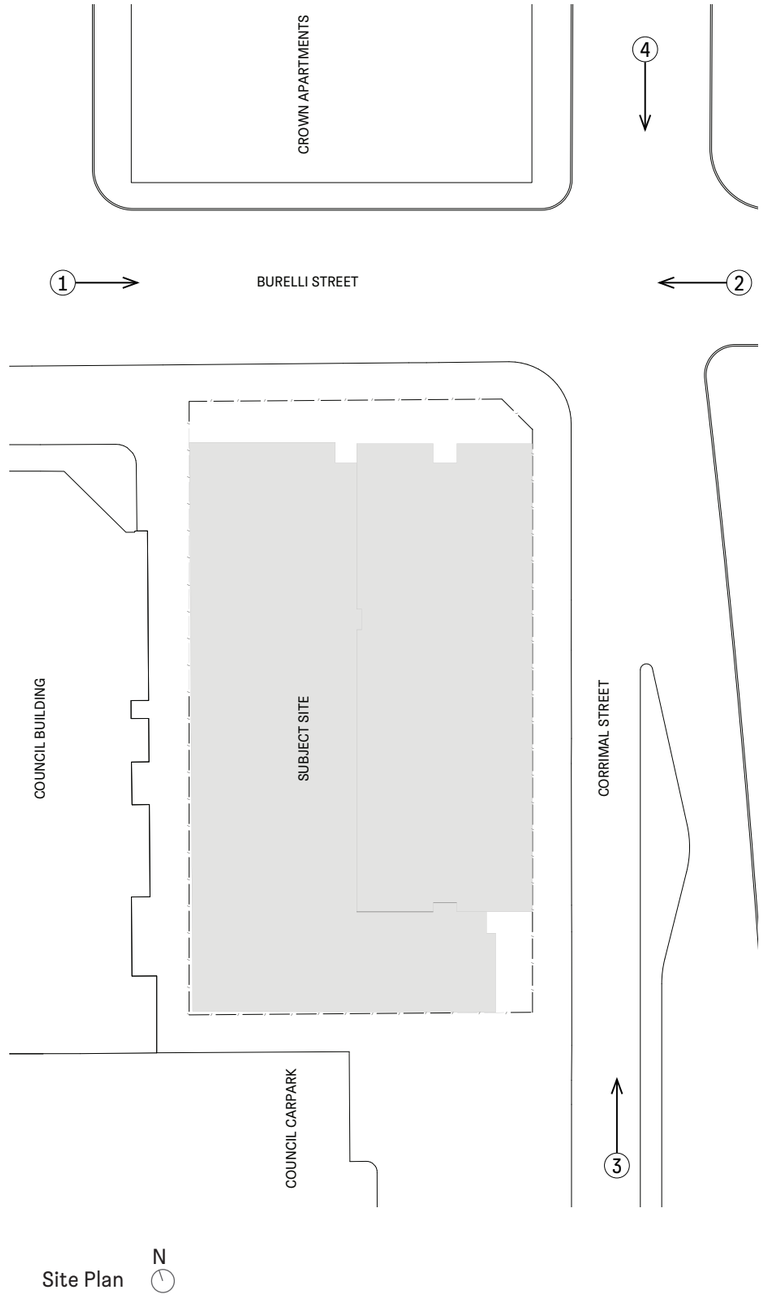
2. Burelli Street looking West.
Note: The proposed building massing does not obstruct outlooks to the escarpment.



3. Corrimal Street looking North.
Note: The building massing does not obstruct outlooks to the coastline or escarpment.



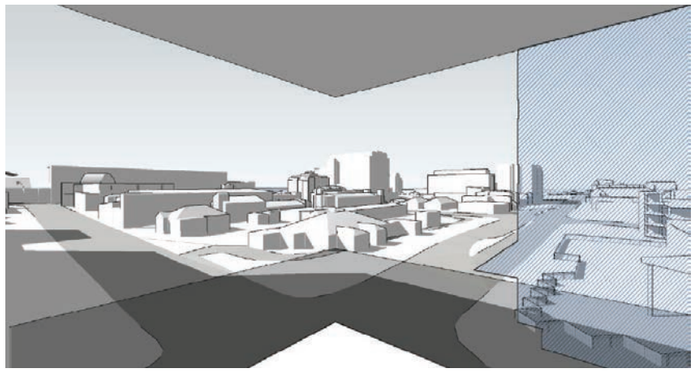
4. Corrimal Street looking South.
Note: The proposed building massing does not obstruct outlooks to the coast or escarpment.



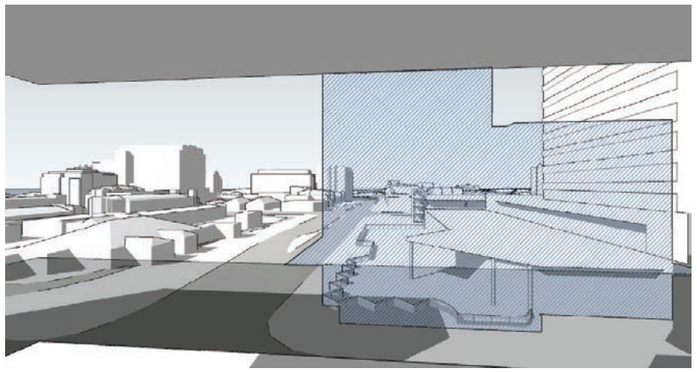
Site Plan

View Analysis - Neighbouring Residential Apartments
Level 2, Apartment East

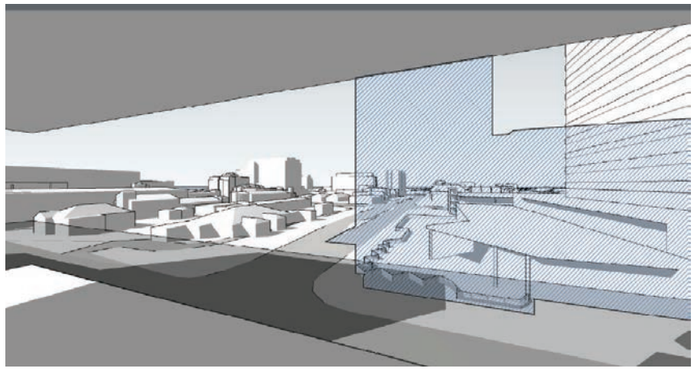
Proposed building



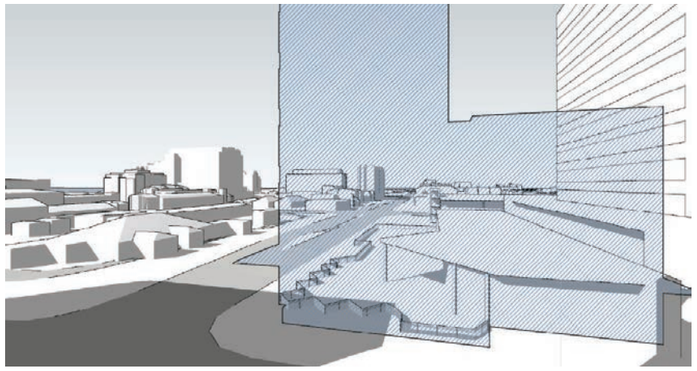
1. Level 2, Apartment West - View from Eastern end of Balcony.
Note: obstruction of outlook to south due to LEP compliant podium.
Coastal outlook retained to south-east.



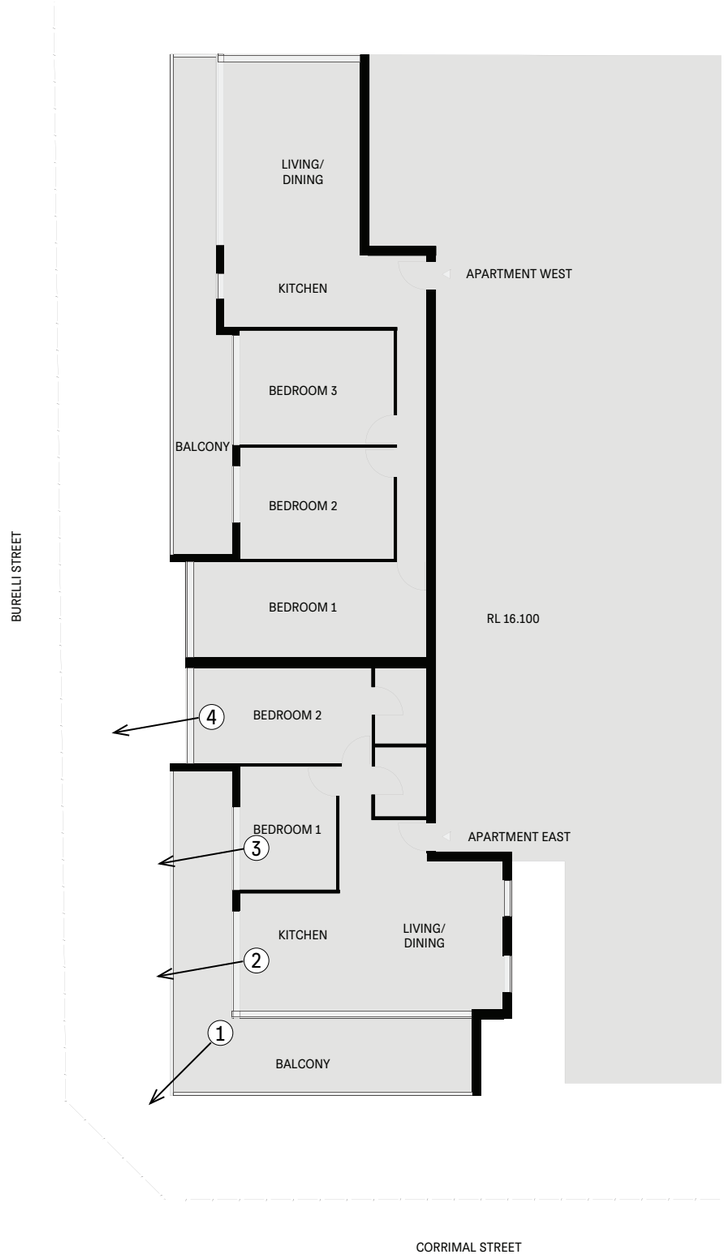
2. Level 2, Apartment West - View from Kitchen Window.
Note: obstruction of outlook to south due to LEP compliant podium.
Coastal outlook retained to south-east.



3 Level 2, Apartment West - View from Bedroom 1 Window.
Note: obstruction of outlook to south due to LEP compliant podium.
Coastal outlook retained to south-east.



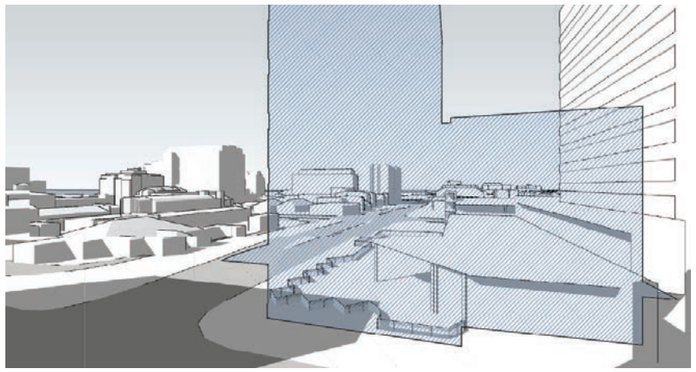
4. Level 2, Apartment West - View from Bedroom 2 Window.
Note: obstruction of outlook to south due to LEP compliant podium.
Coastal outlook retained to south-east.



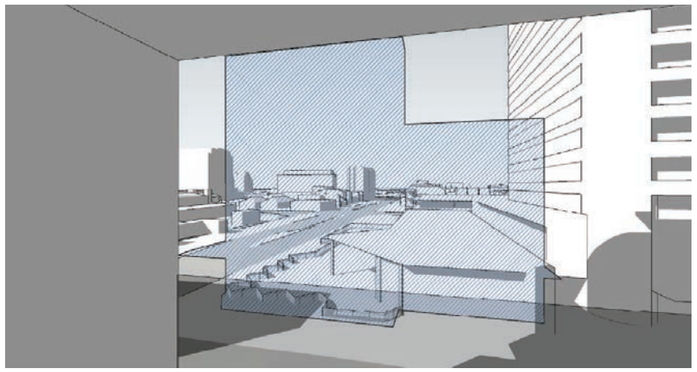
47-51 Crown Street - Level 2 N

View Analysis - Neighbouring Residential Apartments
Level 2, Apartment West

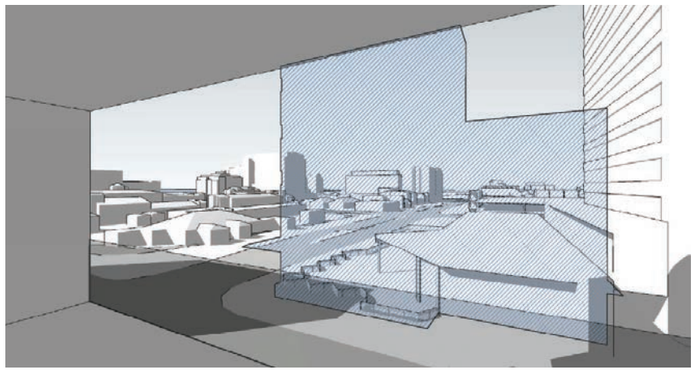
Proposed building



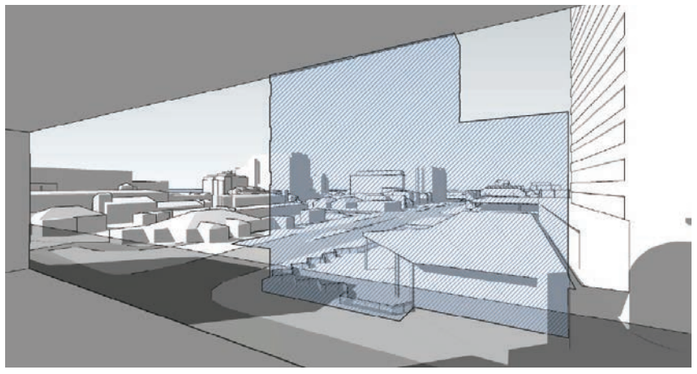
1. Level 2, Apartment East - View from Bedroom 1 Window.
Note: obstruction of outlook to south due to LEP compliant podium.



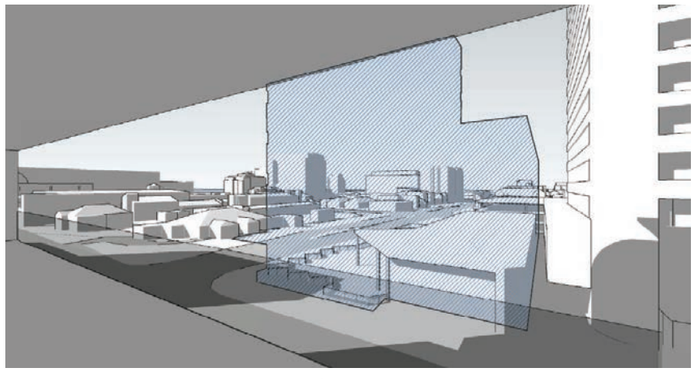
2. Level 2, Apartment East - View from Bedroom 2 Window.
Note: obstruction of outlook to south due to LEP compliant podium.
Coastal outlook retained to south-east.



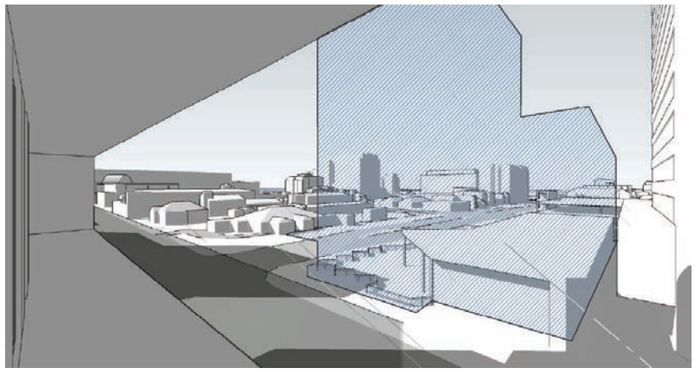
3. Level 2, Apartment East - View from Bedroom 3 Window.
Note: obstruction of outlook to south due to LEP compliant podium.
Coastal outlook retained to south-east.



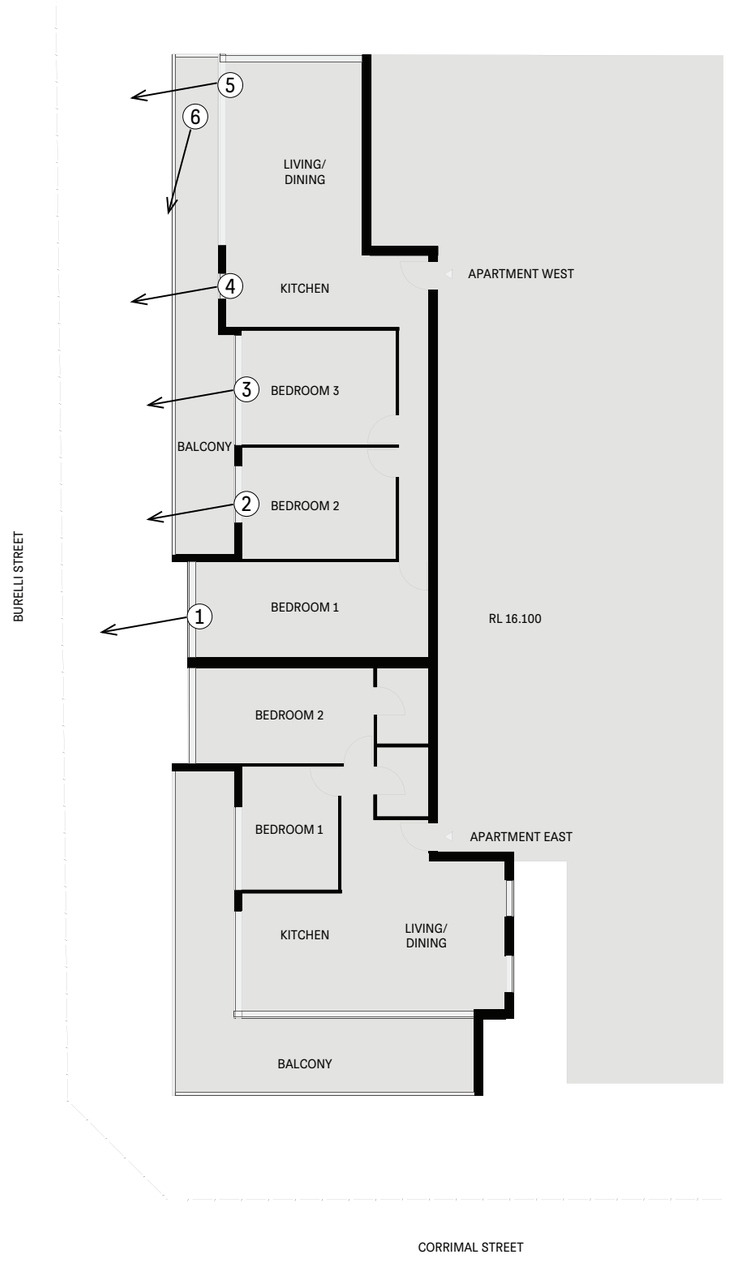
4. Level 2, Apartment East - View from Kitchen Window.
Note: obstruction of outlook to south due to LEP compliant podium.
Coastal outlook retained to south-east.



5. Level 2, Apartment East - View from Living Window.
Note: obstruction of outlook to south due to LEP compliant podium.
Coastal outlook retained to south-east.



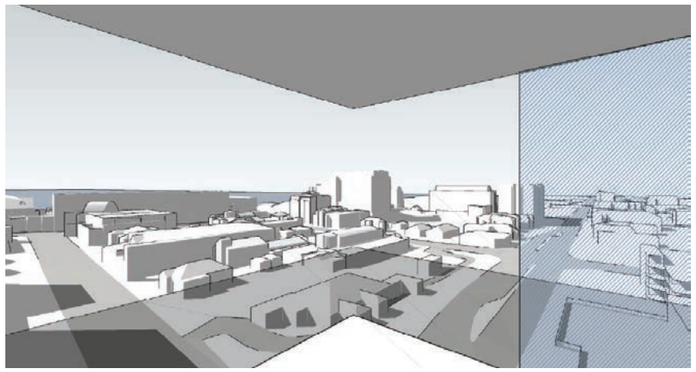
6. Level 2, Apartment East - View from Western end of Balcony.
Note: obstruction of outlook to south due to LEP compliant podium.
Coastal outlook retained to south-east.



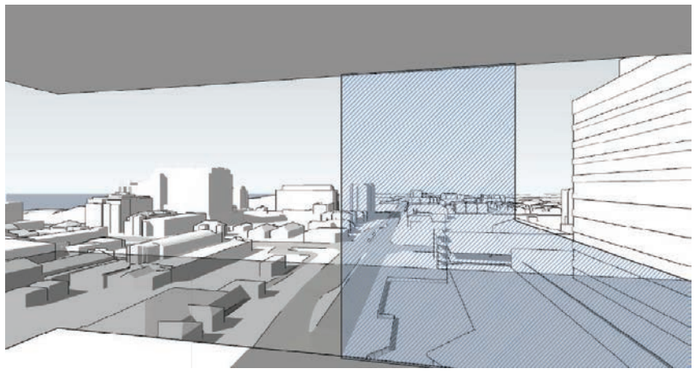
47-51 Crown Street - Level 2 N

View Analysis - Neighbouring Residential Apartments
Level 7, Apartment East

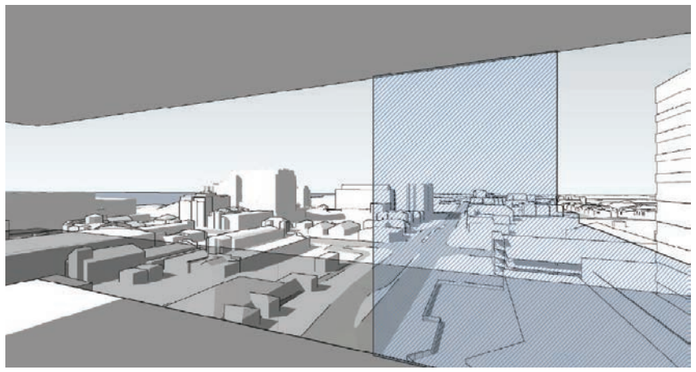
Proposed building



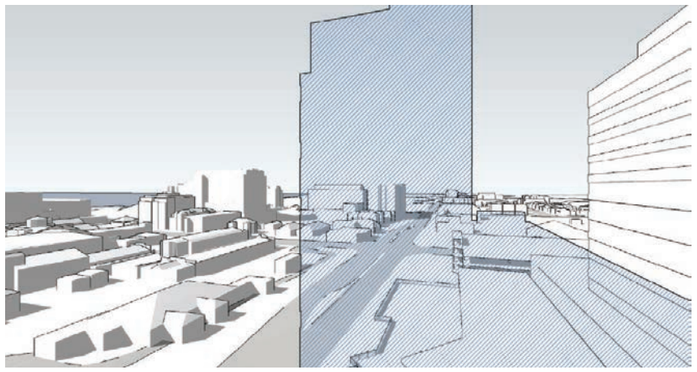
1. Level 7, Apartment West - View from Eastern end of Balcony.
Note: obstruction of outlook to south due to LEP compliant tower.
Coastal outlook retained to south-east.



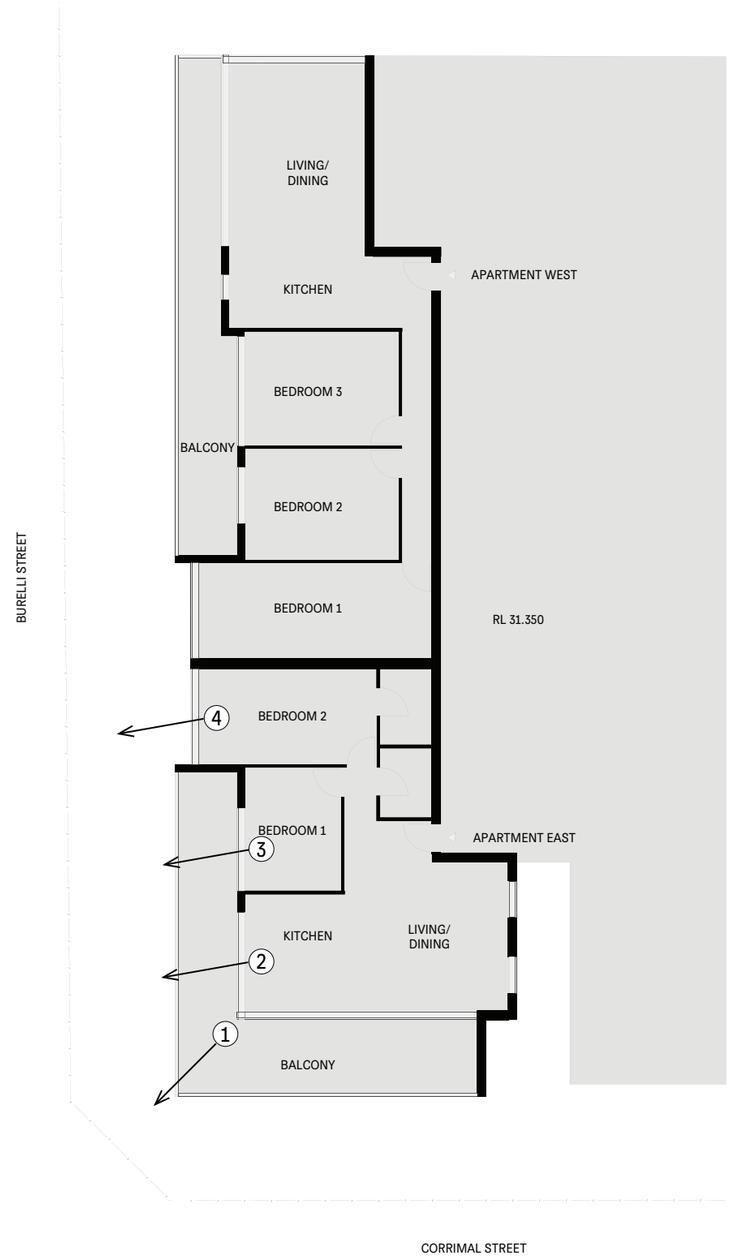
2. Level 7, Apartment West - View from Kitchen Window.
Note: obstruction of outlook to south due to LEP compliant tower.
Coastal outlook retained to south-east.



3. Level 7, Apartment West - View from Bedroom 1 Window.
Note: obstruction of outlook to south due to LEP compliant tower.
Coastal outlook retained to south-east.



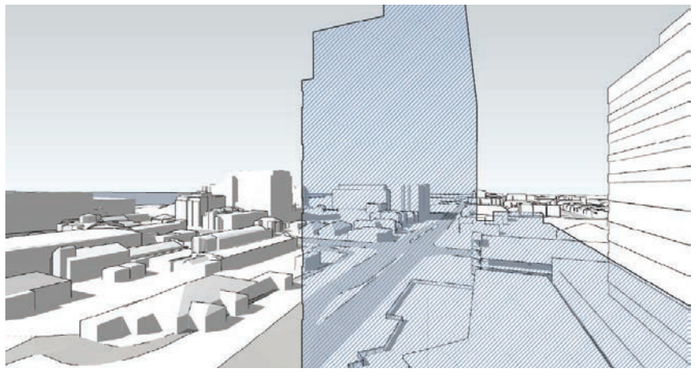
4. Level 7, Apartment West - View from Bedroom 2 Window.
Note: obstruction of outlook to south due to LEP compliant tower.
Coastal outlook retained to south-east.
Partial obstruction of coastal outlook by existing building massing to south-east of subject site.



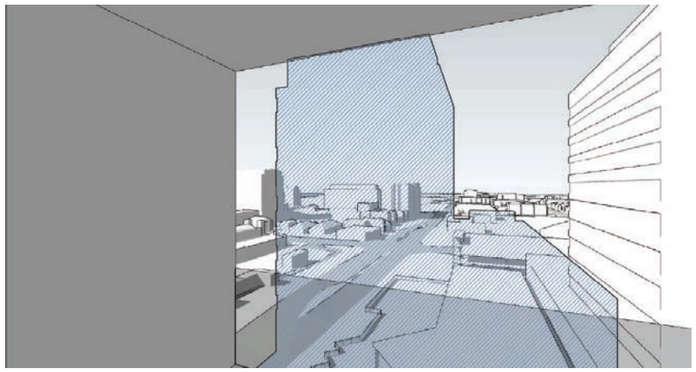
47-51 Crown Street - Level 2 N

View Analysis - Neighbouring Residential Apartments
Level 7, Apartment West

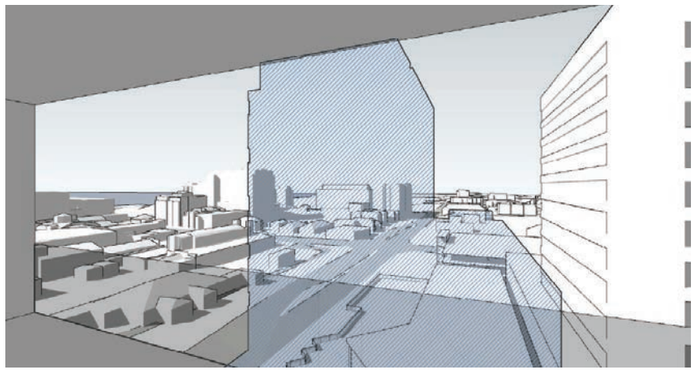
Proposed building



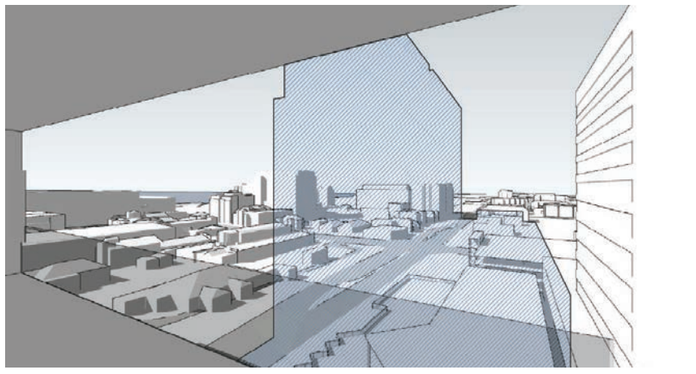
1. Level 7, Apartment East - View from Bedroom 1 Window.
Note: outlook retained in break between proposed tower and council building. Outlook in tower location largely obstructed by existing massing.



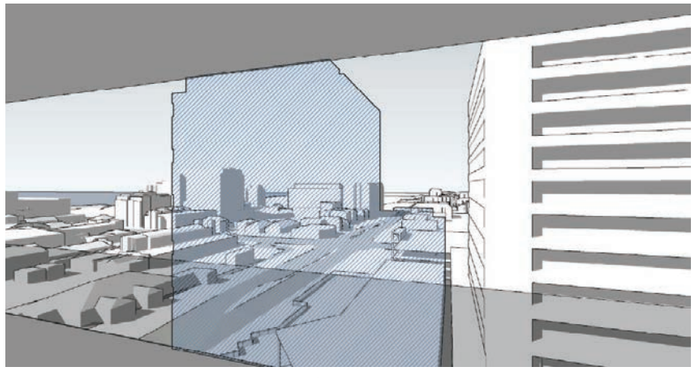
2. Level 7, Apartment East - View from Bedroom 2 Window.
Note: outlook retained in break between proposed tower and council building. Outlook in tower location largely obstructed by existing massing.



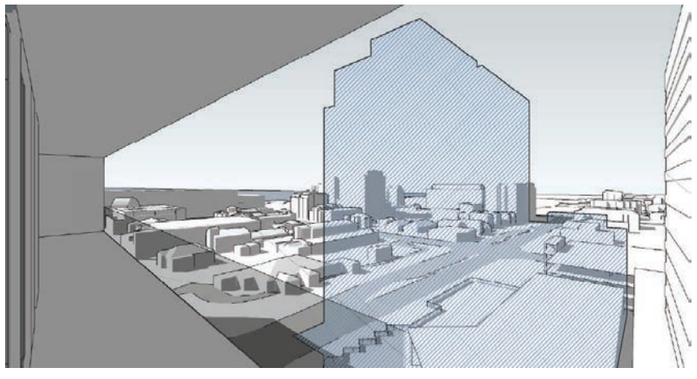
3. Level 7, Apartment East - View from Bedroom 3 Window.
Note: outlook retained in break between proposed tower and council building. Outlook in tower location largely obstructed by existing massing.



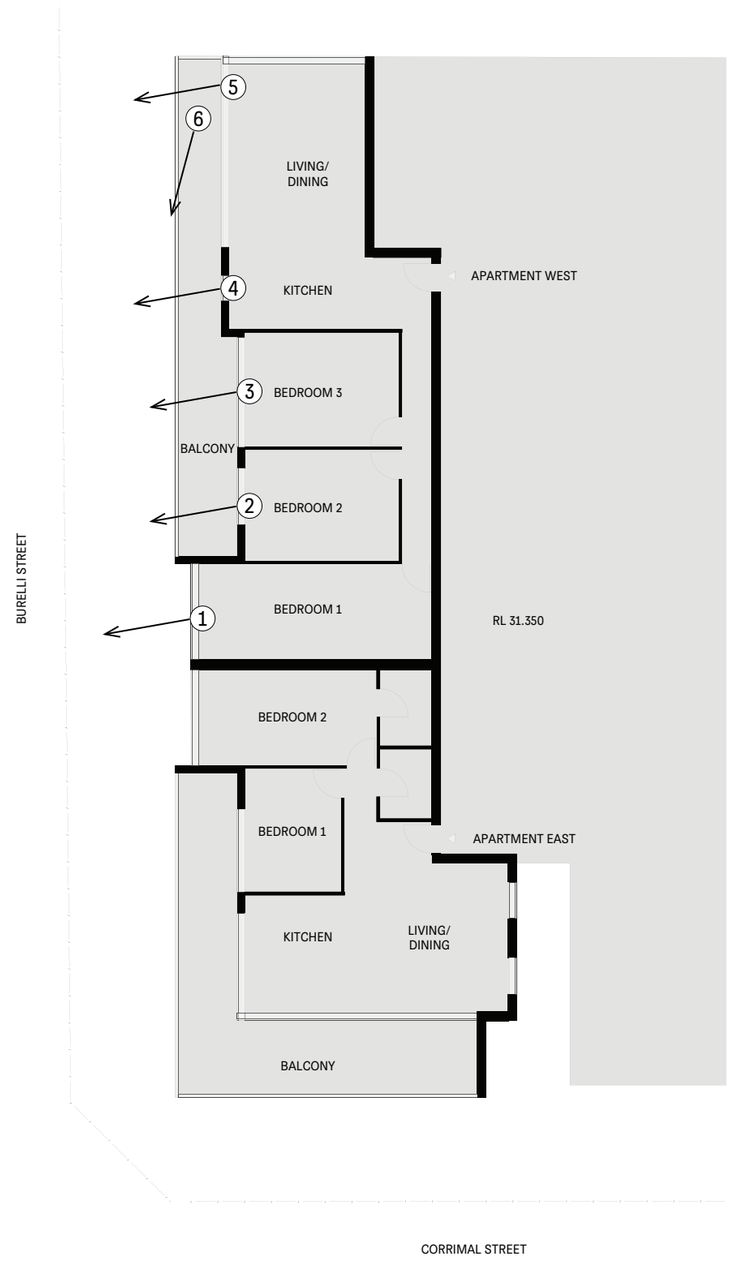
4. Level 7, Apartment East - View from Kitchen Window.
Note: outlook retained in break between proposed tower and council building. Outlook in tower location largely obstructed by existing massing.



5. Level 7, Apartment East - View from Living Window.
Note: outlook retained in break between proposed tower and council building. Outlook in tower location largely obstructed by existing massing.



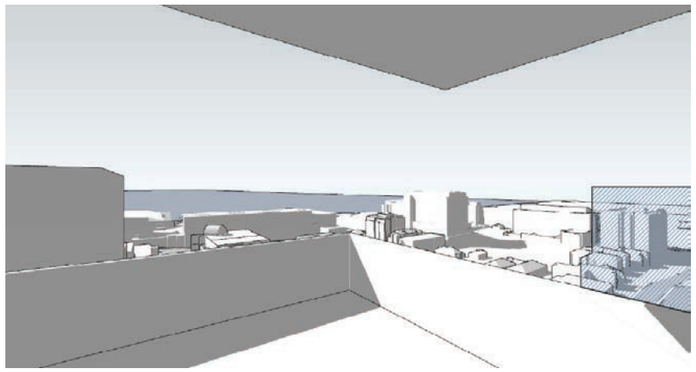
6. Level 2, Apartment East - View from Western end of Balcony.
Note: outlook retained in break between proposed tower and council building. Outlook in tower location largely obstructed by existing massing.



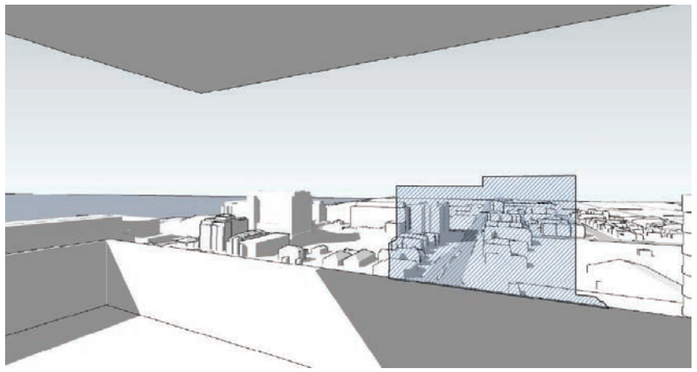
47-51 Crown Street - Level 2 N

View Analysis - Neighbouring Residential Apartments
Level 13

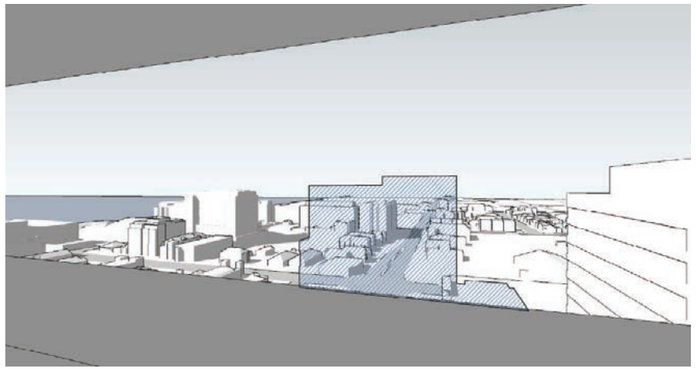
Proposed building



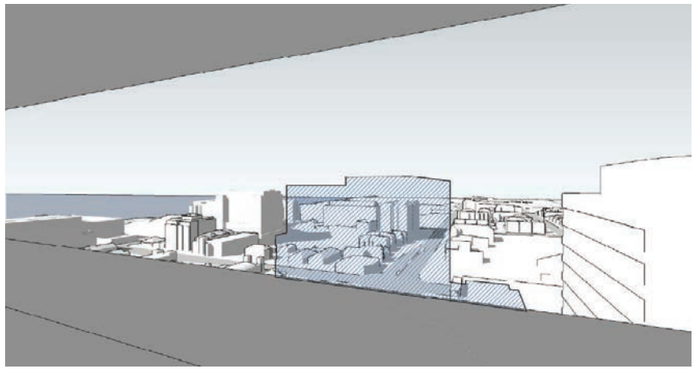
1. Level 13 - View from Eastern end of Balcony.
Note: outlook retained. Partial obstruction from upper tower levels but coastal outlook to south and east retained.



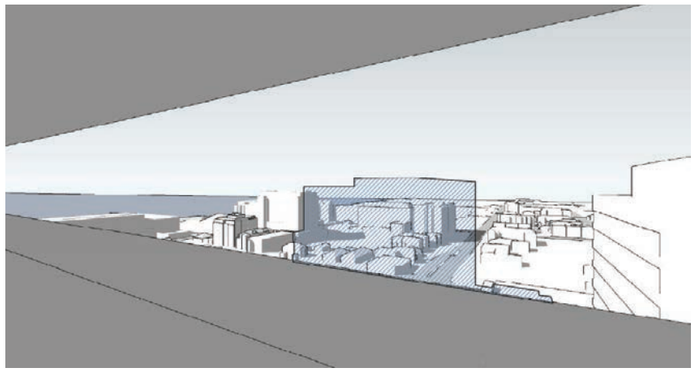
2. Level 13 - View from Living Window.
Note: outlook retained. Partial obstruction from upper tower levels but coastal outlook to south and east retained.



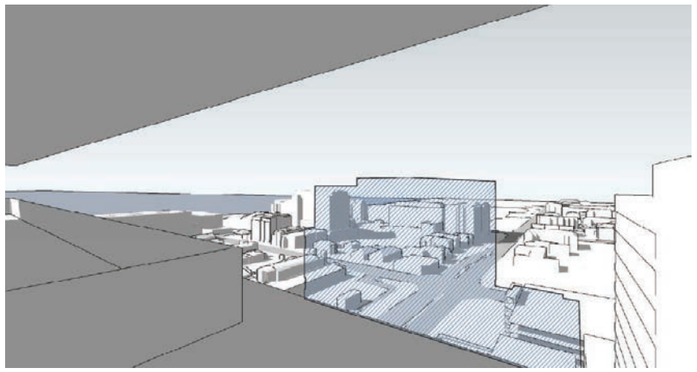
3. Level 13 - View from Kitchen Window.
Note: outlook retained. Partial obstruction from upper tower levels but coastal outlook to south and east retained.



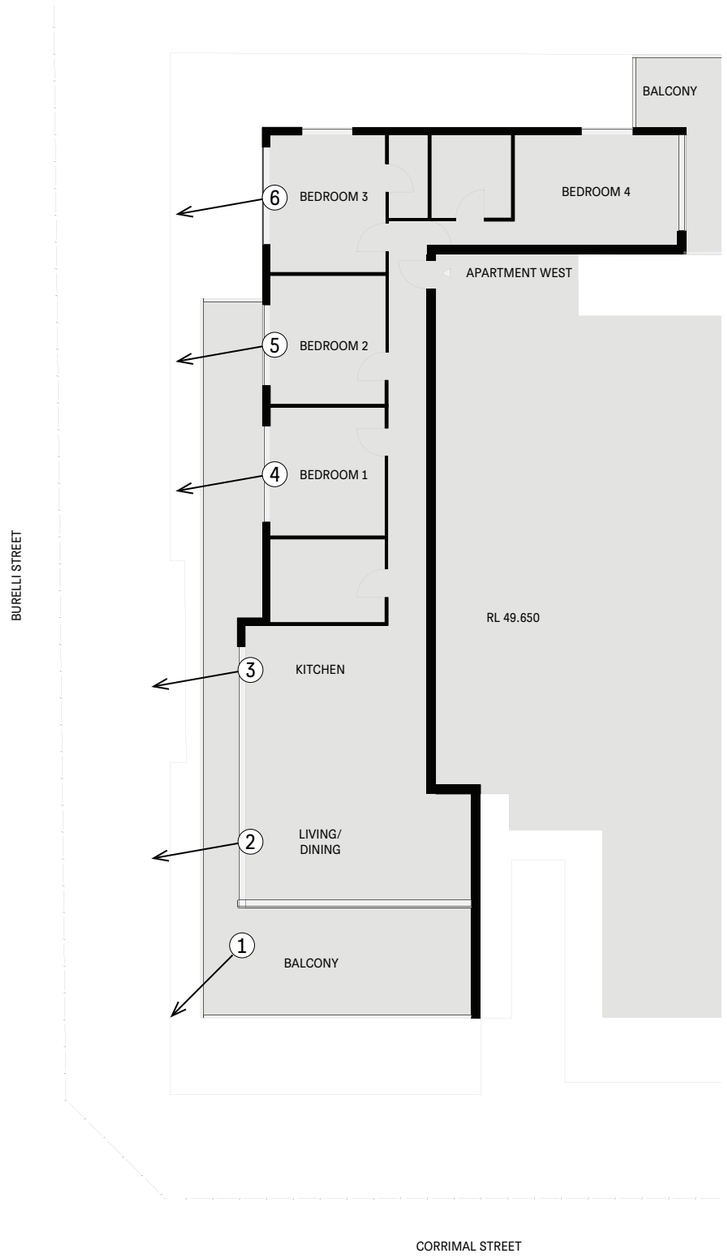
4. Level 13 - View from Bedroom 1 Window.
Note: outlook retained. Partial obstruction from upper tower levels but coastal outlook to south and east retained.



5. Level 13 - View from Bedroom 2 Window.
Note: outlook retained. Partial obstruction from upper tower levels but coastal outlook to south and east retained.



5. Level 13 - View from Bedroom 3 Window.
Note: outlook retained. Partial obstruction from upper tower levels but coastal outlook to south and east retained.



47-51 Crown Street - Level 2 N

View Analysis - View from Flagstaff Hill

The distant view of the proposed hotel built form viewed from the Flagstaff Point lighthouse is framed within the city centre skyline.

Design Excellence Statement

Design Excellence Statement

Control	Comment
(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved.	The proposal incorporates a considered level of architectural design, materials and details which reflect the proposed high-quality hotel development. The proposal incorporates highly articulated facades with the incorporation of clear articulation of the volumes. The design displays an emphasis on natural and textural materiality; textural brick, pre-cast concrete, dark bronze metallic tones and timber. This resonates with the historic masonry corner hotels throughout Wollongong, linking the identity of this new development to the established development pattern. The robust materiality is enhanced through the landscape palette, with coastal plant species located on the rooftop and Burelli Street frontage, spilling over the podium walls in various locations. The architectural expression of the podium, comprising brick vertical and horizontal elements, with hit-miss brick patterning, provides a formal quality appropriate to the civic context of Burelli Street, while providing an appealing tone for a vibrant hotel.
(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain	The proposed envelope has been developed with consideration for the appearance and amenity of the public domain. In response to Design Review Panel advice, the proposed tower is located on the NE corner of the building, enabling the tower to extend to ground and providing a vertical presence to mark the corner, complimenting the existing buildings on the NE and NW corners of the Burelli St / Corrimal St intersection. The proposed tower form is articulated through an inset upper volume, which is aligned north and south with the inset hallway glazing to read as a secondary volume located between the primary pre-cast concrete volumes. The pre-cast pattern modulates throughout the tower, staggering to create open corners from side to side, while providing enlarged openings to the lower levels to ground and level 1 to provide a civic scale at the base of the building. The proposal incorporates a 4m podium setback from the Burelli St frontage, accommodating an appealing terrace that enables indoor / outdoor connectivity while providing an elevated ground floor to resolve flood constraints. The ground floor is located at RL 5.600, providing 500mm freeboard above the 1 in 100 ARI. This provides a comfortable height for the alfresco dining area above street level, with generous stairs and open steel balustrades maintaining visual and physical connectivity with the street. The elevated ground floor enables flood waters to flow under the building in a flood event, therefore avoiding significant increase in flood levels in the immediate vicinity and therefore achieving compliance with the Wollongong DCP requirements. The textural podium addresses the street and activates the public domain by incorporating a permeable perimeter that maintains connection between interior and exterior on Burelli and Corrimal Street. Large format sliding doors open to the Burelli St frontage, while large format sliding windows open to the Corrimal Street frontage. This will ensure that the internal activity in the generous ground floor food and beverage space extends through to the streetscape, becoming a highly activated corner of Wollongong CBD. The proposal responds to the corner site by incorporating a 2 level void near the junction of Burelli and Corrimal Streets. The development's slender tower and location minimises shadow impacts to the public domain, in comparison to wider tower floor plates in the vicinity.

Control	Comment
(c) whether the proposed development detrimentally impacts on view corridors	The proposal does not detrimentally impact on view corridors. As demonstrated in the view provided from Flagstaff Point, the proposed tower form sits within the established city form and does not compromise views to the escarpment. Views from the north, south, east and west show a proposed built form which respects existing view corridors by providing visual interest for nearby views and importantly maintains existing distant views to Wollongong's characteristic vistas. The proposed massing incorporates a 48m high tower at the NE corner of the site, complimenting existing 48m high tower forms on the adjacent corners to the NE and NW corners of the Burelli St / Corrimal St intersection. The slender articulated tower form provides visual interest, contributing positively to the existing urban environment and desired future character of the locality.
(d) whether the proposed development detrimentally overshadows an area shown distinctively colored and numbered on the Sun Plane Protection Map	Not applicable. The proposed development does not overshadow any areas identified on the Sun Plane Protection Map.
(e) how the proposed development addresses the following matters: (i) the suitability of the land for development	The proposed hotel development is permissible within the B3 Commercial Core zone. The site contains a low scale building used as car shop within the B3 zone. The existing development is unsuitable to the B3 zone and warrants replacement. The proposed hotel development reflects intentions of zone by supporting local tourism growth and providing short term accommodation. The site is located within the civic and cultural centre of Wollongong, complimenting those existing uses.
(ii) existing and proposed uses and use mix	The site is currently used as an automotive dealer within the B3 zone. The proposed hotel development is permissible within the B3 zone and is consistent with the strategic future character of the locality. The site is well suited to hotel use, given the proximity to Wollongong's sporting and cultural activities, along with the increasing commercial development within the context. The proposal will benefit from, and contribute to, the cultural and commercial ecology of the Wollongong CBD.
(iii) heritage issues and street scape constraints	The site and immediate context does not contain any heritage elements. The proposal addresses streetscape constraints through the provision of an articulated podium, complying with the DCP podium height limit.

Design Excellence Statement

Control	Comment
(iv) 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 on neighbouring sites in terms of separation, setbacks, amenity and urban form	The proposal is consistent with future desired local urban form. The tower design is conducive to the existing commercial core uses and desired future character of the zone. The tower occupies the Northeast portion of the site. It is appropriately setback from Burelli Street frontage by 4 meters to comply with the setback controls of the WDCP. Clause 8.6 of the WLEP prescribes building separation controls for development within the B3 zone. The objective of the clause is to ensure sufficient separation of buildings for reasons of visual appearance, privacy and solar access. The proposal's street frontage complies with the nil separation requirements under Clause 8.6(a) by providing no separation between the street frontage height of the proposed podium, which is well below the 24 meter height limit. The podium aligns with the emerging adjoining development and anticipated future development. The proposed tower complies with the minimum 12m separation with neighbouring towers. The proposal has thoroughly considered the amenity and urban form of existing surrounding development. It provides a high-quality articulated hotel design that responds to the streetscape and provides sufficient privacy and solar access to the neighbouring buildings. The proposal is consistent with anticipated built form character of Wollongong City Centre as demonstrated by substantially compliant FSR, height, building separation and setbacks.
(v) bulk, massing and modulation of buildings	The proposed tower built form has been developed to minimise bulk and scale while reflecting the site's constraints and GFA anticipated by the WLEP. The proposed podium aligns with the adjoining development as well as anticipated development. Bulk and massing has been minimised by the highly articulated podium and tower form.
(vi) street frontage heights	The proposed podium ranges between 9.4 - 18.3 meters in height along the Burelli St and Corrimal St frontage. The podium heights are compliant and well below the WDCP 24 meter height limit. The proposed lower podium heights are appropriate for the streetscape and local character, providing a humane scale within the streetscape.

Control	Comment
(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity	The proposal has been designed with consideration for environmental performance. The high solid to void ratio of the tower provides high insulation values, while the naturally ventilated corridors reduce power consumption. The large amount of glazing to the podium levels provides a high level of natural daylighting, with the L1 atrium distributing natural light deep into the floorplate of the ground floor food and beverage areas. The deeply articulated masonry hoods and the ground floor awning provide shading to the podium glazing, reducing heat gain. The slender tower form mitigates overshadowing impacts, ensuring that the overshadowing tracks across adjacent sites and only overshadows for a short period of the day. The proposed massing does not cause overshadowing of any public parkland. The proposal addresses wind through the provision of a continuous awning to the Burelli and Corrimal St frontages, preventing downwash from reaching pedestrian areas. The textural materiality mitigates reflectivity and serves to absorb ambient light within the context.
(viii) the achievement of the principles of ecologically sustainable development	The proposal comprehensively responds to the principles of ecologically sustainable development, providing a built asset that will contribute to the context for a significant time period and will not require additional construction resources at the subject site. The proposal has been designed with consideration of BCA Section J requirements, providing a high level of environmental performance.
(ix) pedestrian, cycle, vehicular and service access, circulation and requirements	The proposal provides various access points for pedestrians to the food and beverage area at street level. The proposal provides entry points on Burelli Street and Corrimal Street, while providing an additional grab and go café to the Burelli St frontage. In accordance with RMS requirements, the proposal provides vehicle access via the non-classified road, Burelli St. In response to this constraint, the groundplane has been designed to minimize the presence of the driveway entry point, while utilizing the available active frontage to the remainder of the Burelli Street frontage and a significant proportion of the Corrimal Street frontage. Loading is embedded within the south-western corner of the site, enabling active frontages to be provided to the Burelli and Corrimal Street frontages.

Design Excellence Statement

Control	Comment
(x) impact on, and any proposed improvements to, the public domain.	The proposal contains a high quality built form to provide an improved level of amenity through improvements in street presence, street activation and building articulation. The proposal includes street planting, increased public space and improved pedestrian pathways. The proposed built form minimises shadow impacts on the public domain. The slender tower form and conservative street frontage height of podiums demonstrate consideration of the bulk and scale of the development. Overall, the proposed hotel development will create a sense of place and contribute to the contemporary character of the streetscape and public domain of the Wollongong CBD.

Conclusion

This report has been prepared with consideration for the relevant design excellence provisions of the Wollongong Local Environmental Plan 2009 (WLEP), as well as other strategic and statutory considerations relevant to the proposed hotel development.

'Design excellence' has guided the design process for the project team, and has been achieved through a rigorous design development process in collaboration with a team of specialist consultants.

The proposal has been developed with ongoing consultation with Council's development assessment team and in response to Design Review Panel comments. This has resulted in a resolved design outcome that provides both a successful hotel development and a positive contribution to the streetscape and public domain.

The proposed development will provide a high quality hotel, supporting the hospitality, cultural and commercial activities of the Wollongong CBD.

The architectural expression has been carefully developed to provide a textural, articulated proposal that will contribute significantly to built form and identity of the Wollongong CBD.

Thank you for your consideration of
this proposal.

Project Team

Proponent
Next Contracting and
Held Property

Hospitality Consultant
Cre8tive Property

Architect
Andrew Burns Architecture

Interior Designer
Spacecraft

Townplanner
MMJ, Luke Rollinson

Land Surveyor
Jonathon C Keen and Co

Traffic Engineer
McLaren Traffic

Services Engineer
Integrated Group Services

CGI Artist
MRK

Landscape Architect
Zenith

Stormwater Engineer
Greenview

ESD Consultant
Integreco

Building Physics
Inhabit

Environmental Consultant
Douglas Partners

Geotechnical Engineer
Douglas Partners

Archaeologist
Austral Archeology

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Accessible Building Solutions

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