

ITEM 3

PUBLIC EXHIBITION – PLANNING PROPOSAL REQUEST - 163-171 CROWN STREET AND 80-82 CHURCH STREET, WOLLONGONG

A Planning Proposal request has been lodged for 163-171 Crown Street and 80-82 Church Street, Wollongong seeking to increase the Height of Buildings limit and Floor Space Ratio for a mixed-use commercial development that includes a 4.5-5 star hotel and motel accommodation. The site is the location of the former David Jones Building and car park and City Diggers club. The car park has been demolished, and the City Diggers club is currently being demolished. A smaller mixed-use commercial building that includes a hotel and motel has been approved to be constructed on the site.

The Planning Proposal request seeks to increase the height of the buildings and floor space controls to increase the number of hotel and motel rooms and the amount of office space. The increase in hotel and motel rooms being in response to Council's Tourism Accommodation Strategy. The proposed height increase would enable a future modification to the approved development application to enable taller buildings. The taller buildings would result in an increased overshadowing of the north-east corner of MacCabe Park, in the vicinity of Council's "Integral Energy" building. The Planning Proposal also seeks to amend the LEP Sun Plane Protection and clause.

To assist Council's plan-making decision, the Planning Proposal request was subject to preliminary notification (non-statutory) which occurred between 28 July and 18 August 2025. Fifteen submissions were received.

It is recommended that a Planning Proposal be prepared to amend the Wollongong Local Environmental Plan 2009.

RECOMMENDATION

- 1 A Planning Proposal be prepared to amend the Wollongong Local Environmental Plan 2009 for 163-171 Crown Street and 80-82 Church Street, Wollongong by:
 - a introducing a local clause (as indicated in this report) to vary the Height of Building, Floor Space Ratio, Sun Plane Protection clause, part of the Design Excellence Clause to enable additional capacity in hotel and motel accommodation development to be considered on the site.
 - b Mapping the site as a Key site on the Key Sites Map
- 2 The Planning Proposal be referred to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination.
- 3 Following receipt of the Gateway Determination, the Planning Proposal be exhibited for a minimum period of 28 days.
- 4 The NSW Department of Planning, Housing and Infrastructure be advised that Council wishes to use it delegations to finalise the Planning Proposal after exhibition and the consideration of a post-exhibition report.
- 5 The Planning Proposal be progressed separately to the City Centre Planning Proposal.

REPORT AUTHORISATIONS

Report of: David Fitzgibbon, Manager City Strategy (Acting)
 Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Location Map
- 2 Current Planning Controls
- 3 Concept Plan
- 4 Summary of Submissions
- 5 Shadow Diagrams

ACRONYMS USED IN REPORT

Abbreviation	Meaning
DCP	Development Control Plan
DCCEEW	Department of Climate Change, Energy, the Environment & Water
DPHI	Department of Planning, Housing & Infrastructure
LEP	Wollongong Local Environmental Plan (2009)
LSPS	Local Strategic Planning Statement

BACKGROUND

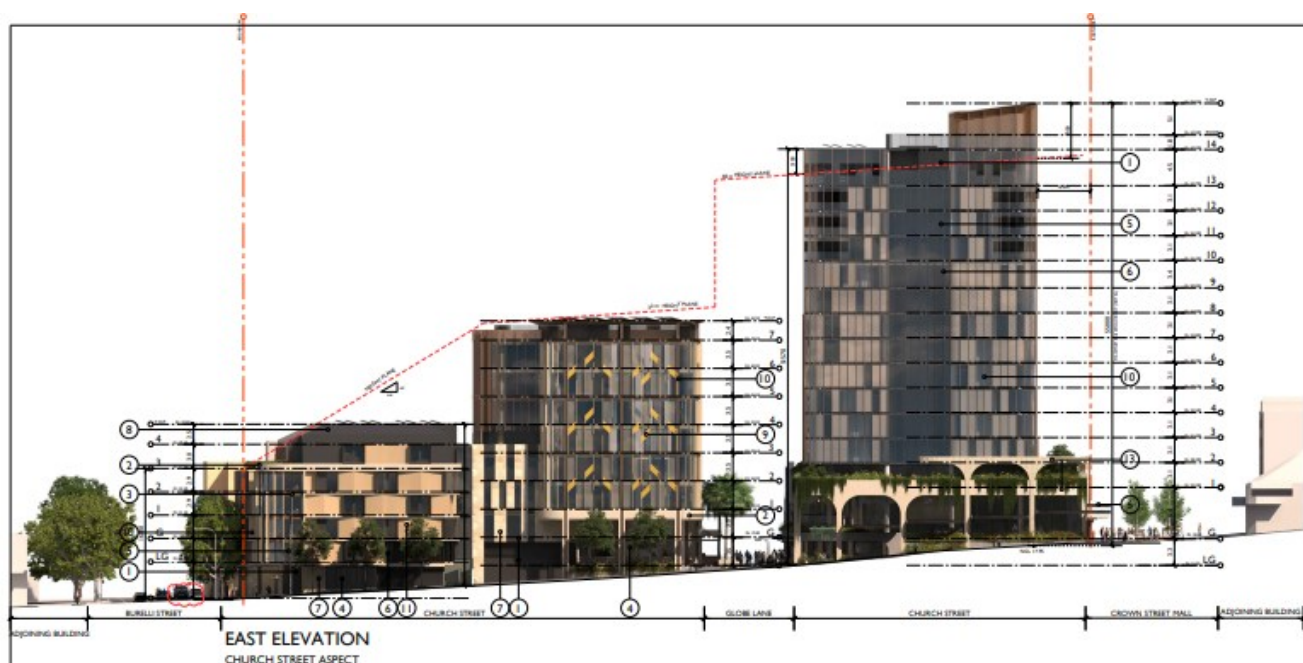
The Site

163-171 Crown Street and 80-82 Church Street, Wollongong consists of five lots which have a combined area of 4,800m² (Attachment 1). The site also includes part of Globe Lane (orientated east-west to Church St) and Globe Way (orientated north-south to Burelli St). The site is zoned E2 Commercial Centre under the Wollongong LEP 2009 (Attachment 2). The site has a base floor space ratio of 1.5:1 and maximum floor space ratio of 6:1 for commercial development and 3.5:1 for residential development. The site has a maximum building height of 48m at the Crown Street frontage and 32m at the Burelli Street frontage (Attachment 2). LEP Clause 8.3 Sun Plane Protection, further limits building height to prevent overshadowing of MacCabe Park between 12-2pm (Attachment 2).

In 1966 the David Jones building and car park was constructed on the corner of Crown Street and Church Street. In 1935 the Wollongong RSL constructed a building on the corner of Burelli Street and Church Street. In the 1980s it was redeveloped into the City Diggers club.

On 17 December 2024 Development Application DA-2023/767 was approved for a mixed use development containing 8,355m² of commercial office space, a registered club, a 114 room motel and a 236 room hotel. The development consists of 3 buildings / towers, the 4.5-5 star hotel at the Crown Street frontage, the office building in the middle and the club and motel at the Burelli Street frontage. The approved development has a building height of 16m on the Burelli Street frontage stepping up to 32m and 55m (15 stories, including the ground floor) on the Crown Street frontage (Table 1 and Figure 1). The approved hotel building exceeds the 48m height of building control by 7m (2 stories) but is lower than an extension of the sun plane protection line. The approved buildings will overshadow a small portion of MacCabe Park, in the vicinity of the Integral Energy Building.

Figure 1: Section of approved development (DA-2023/767)



On 25 February 2025 Development Application DA-2024/870 was approved for demolition of the City Diggers Building and David Jones car park and bulk excavation earthwork. This demolition work is currently occurring, with the car park demolished and the club building currently being demolished.

In July 2025 a modification to DA-2023/767/A was lodged seeking to modify the carparking, lift/stair core, inclusion of gym, changes to subdivision, changes to floor plans, rearrangement of roof and façade amendments. The application seeks to increase the commercial office floor space to 11,490m² and reduce the number of motel rooms to 88, with no change to the approved building height or number of hotel rooms (Table 1). This modification application is under assessment.

On 28 July 2025 Council resolved to close and sell part of Globe Lane and part of Globe Way

Wollongong Tourism Accommodation Strategy

On 24 February 2025 Council adopted the Wollongong Tourism Accommodation Strategy which proposes a Planning Proposal be prepared to implement a range of measures to incentivise the retention of existing hotels and encourage the provision of new accommodation offerings. The Strategy proposes a 30% height and floor space bonus for 5-star or equivalent hotel accommodation in the E2 Commercial Centre zone. The 30% bonus is equivalent to the States's 30% bonus for residential developments that include 10-15% Affordable Housing for 15 years.

The strategy also proposes the option of seeking an increase to site-specific planning controls for 5-star or equivalent hotels with more than 200 rooms in the City Centre, subject to design excellence.

The City Centre Planning Proposal is proposing to progress the 30% bonus for 5-star or equivalent hotel accommodation in the E2 Commercial Centre zone, which is being progressed through a separate report being considered on 27 October 2025. This report considers a Planning Proposal request that seeks a site-specific change that is more than the 30% bonus for a 5-star or equivalent hotel.

A Planning Proposal to implement the other Tourism Accommodation Strategy recommendations is in preparation for separate reporting to Council. The amendments to the Wollongong DCP 2009 – Chapter E3 Car Parking were exhibited in March to April 2025 and adopted on 26 May 2025.

PROPOSAL

In July 2025 a Planning Proposal request was lodged seeking to introduce a site-specific clause that, if approved, would enable a taller development that exceeds the sun plane control. The floor space ratio is also proposed to increase to 7.16:1. The proposal seeks to enable approximately 13,000m² of commercial office space, 172 room motel and 262 room hotel with a proposed building height of 30m on the Burelli Street frontage, stepping up to 45m and 78.2m (20 storeys, including the ground floor) on the Crown Street frontage.

The increased height would enable a further modification to the development consent to be lodged for the increased development. The proposed increased building height would enable a building to overshadow part of MacCabe Park for part of the day. The shadows largely falling on the Integral Energy building (owned by Council) for the period 12-2 pm during the months of March – September. The shadows would not extend to the playground and would be less than the shadows already cast by the Integral Energy building.

Table 1: Comparison Table

	DA-2023/767 (approved)	DA- 2023/767/A Modification (under assessment)	Planning Proposal Request
Commercial office space	8,355m ²	11,490m ²	12,460m ²
Food services	795m ²	1,546m ²	1,534
Club	1,110m ²	1,185m ²	1,185 (no change)
Hotel rooms (4.5-5 star)	236	236 (no change)	262
Motel rooms (3 star)	114	88	172
Height of building – Crown Street	55m (15 stories)	55m (no change) (15 stories)	78.2m (20 stories proposed)
Height of Building – Burelli Street frontage	16m – 32m	16m – 32m (no change)	30m-45m
Floor space ratio	5.99:1	5.78:1	7.16:1

Figure 2: Proposed Height of Building change – Planning Proposal request



Figure 3: Proposed Height comparison

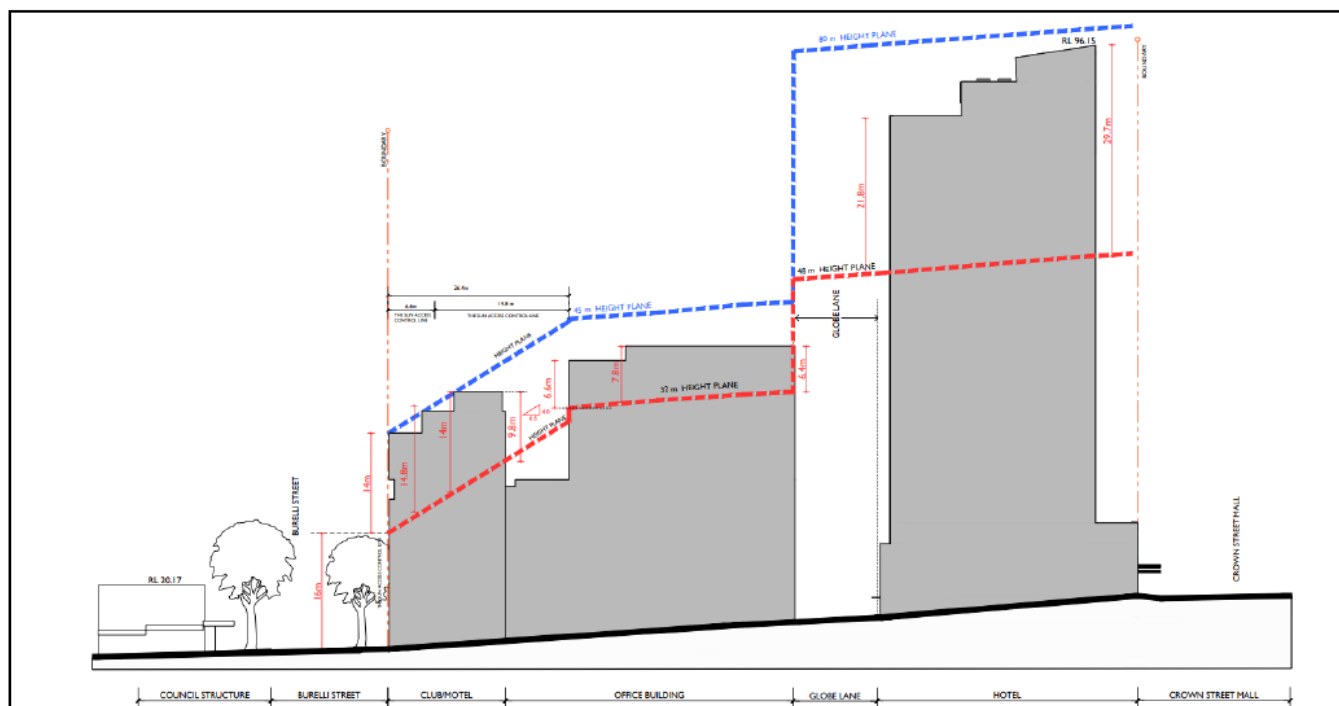


FIGURE 5 - ELEVATION OF INTENDED OUTCOME (SOURCE: ADM ARCHITECTS / JACKSON TEECE)

The proposed increase in height at the street wall on the Burelli Street frontage is 14m (from 16m to 30m) or a 87.5% increase. The proposed 45m height is a 40.6% increase above the 32 m height plane, and the proposed 78.2m height at Crown Street is a 62.9% increase on the 48m height limit (or 42.2% above the approved 55m building height and 25.3% above a 30% bonus height). The proposed increase in the hotel building is proposed to enable 5 additional floors containing an additional 26 high quality suites (4-6 per floor). The proposed extra height also enables the other floors to become slightly higher (3.2m floor to floor height).

The proposed 78.2m height is a significant increase on the current 48m height limit. The proposed development will enable a landmark building in the CBD core on the Crown Street Mall. The additional high-quality suites provides a higher level of investment that may further stimulate economic activity in its vicinity. The additional hotel and motel accommodation will also enhance the City's capacity to attract tourism, business events, and long-stay visitors, with associated economic benefits in employment, retail, hospitality, and services. While protecting MacCabe Park from overshadowing is of paramount importance, the additional overshadowing during 12-2pm in winter months largely impacts the existing Integral Energy Building with very minor additional impact in the corner of the Park.

A draft local site-specific clause has been proposed which would 'turn off' the height of buildings clause, floor space ratio clause, sun plane protection clause and replace with a site-specific provision. A local clause has been proposed, as opposed to a change in the Height of Buildings Map and Floor Space Ratio Map, to ensure the proposed amendment links to the 5-star hotel development and associated elements of the site concept and does not apply to any other development proposal, including a shop-top housing / residential development.

The Planning Proposal request also proposes to nominate the site as a Key Site, which will then be subject to the provisions of Wollongong LEP 2009 clause 7.18, relating to design excellence at key sites.

XX Use of certain land at 163-171 Crown Street and 80-82 Church Street, Wollongong

(1) This clause applies to the following land at Crown Street and Church Street, Wollongong -

- (a) Lot 1 DP 505840,
- (b) Lot 1 DP 621464,
- (c) Lot 1 DP 60149,
- (d) Lot 1 DP 53465,

- (e) Lot 1 DP 548304,
 - (f) Part of Globe Way,
 - (g) Part of Globe Lane.
- (2) Development for the purpose of a mixed-use development that involves hotel or motel accommodation is permitted with development consent if the height of buildings does not exceed:
- (a) 80m on 163-171 Crown Street and part of Globe Lane for the purposes of a development predominately containing a 4.5-5-star or equivalent hotel, with more than 200 rooms, and
 - (b) where development consent is granted for development with a height allowed by subclause (2)(a) (prior to or concurrent with a proposal on other lots to which this clause applies):
 - (i) 30m at the Burelli Street street-wall frontage of 80-82 Church Street and part of Globe Way, increasing at an angle of 4.0/6.6 from the horizontal,
 - (ii) to a height plane of 45m on 80-82 Church Street and part of Globe Way,
 for the purpose of a development predominately containing motel accommodation, registered club and office premises.
- (3) Clauses 4.3, 4.4, 4.6(8)(ca), 7.18(4)(d) and 8.3 do not apply to development for the purpose of a mixed-use development that involves a 4.5-5-star or equivalent hotel accommodation and motel accommodation on the land to which this clause applies.
- (4) This clause does not apply to any other types of development, including residential accommodation, on the land.



FIGURE 13 - PROPOSED KEY SITES MAP (SOURCE: ADM ARCHITECTS)

The submitted Planning Proposal request is supported by the following reports:

- Planning Proposal report – MMJ (June 2025 and updated October 2025).
- Economic Impact Assessment – HillPDA (August 2023 – originally lodged as part of the DA).
- Existing Height of Buildings Map.

- Existing Sun Plane Protection Map.
- Intended development Outcome – Architectural Plans – ADM and Jackson Teece (May 2025).
- Section AA Architectural Plan – ADM and Jackson Teece (May 2025).
- Shadow Analysis – ADM and Jackson Teece (May 2025).
- Visual Analysis – ADM and Jackson Teece (May 2025).
- Economic Impact Assessment (updated for the Planning Proposal) HillPDA (August 2025).

MacCabe Park

MacCabe Park is the Wollongong City Centre's premier park. Since the 1980s Council has been purchasing land on Burelli Street, Keira Street and Ellen Street to increase the size of the park to enable it to occupy the whole Burelli – Keira – Ellen – Church Street block. Two properties along Keira Street remain privately owned. On 28 July 2025 Council resolved to acquire 267 Keira Street, leaving one property to acquire.

As part of the 2025-29 Delivery Program and Budget, Council has allocated funds to prepare a MacCabe Park Master Plan in 20226/27-2027/28.

The Wollongong LEP 2009 contains a Sun Plan protection control that prevents buildings from overshadowing the Park, during the lunch period of 12noon-2 pm. Good solar access is a key contributor to the amenity of public spaces and streets, particularly during winter. Solar access to vegetation in parks and open spaces is also important to ensure its ongoing health and minimise the need to reactive maintenance and replacement of plants and turf. Planning controls should ensure sufficient sunlight access to key public spaces at all times of the year during key times in the day when the spaces are likely to be most utilised, such as lunchtime hours.

As the Wollongong City Centre continues to grow, there is an increasing need for quality public open space. As buildings get taller, there is potential for greater overshadowing of public spaces and parks from taller new development, which we are seeking to avoid/minimise.

As part of the preparation of a separate Planning Proposal for the Wollongong City Centre to be considered by Council on 27 October 2025, a revised Sun Access Plane protection control has been prepared which will change the affection of the control from just the immediate adjacent properties. The revised sun plane protection control is lower than the existing sun plane protection control at the Burelli Street frontage and the approved development. The submitted Planning Proposal request is inconsistent with both the current and proposed sun plane protection controls.

Existing situation: MacCabe Park is currently largely shadow free during most of the day. Existing development on the northern side of Burelli Street (City Diggers and the Gateway centre) do overshadow the northern part of the Park to a small extent in the winter months between the hours of 12:00pm (noon) and 2:00pm. Shadows are also cast by the buildings within the Park.

Approved development: The approved hotel/motel development would increase the overshadowing of the north-east corner of MacCabe Park in the vicinity of the Integral Energy Building during the months of May to July in the morning and between the key hours of 12:00pm (noon) and 2:00pm.

Planning Proposal: Overshadowing diagrams submitted with the Planning Proposal request (Attachment 5) show that the proposed development would overshadow MacCabe Park and the Integral Energy Building (owned by Council and used by Council offices). The additional shadow incurred to MacCabe Park would be most notable during the morning hours between 9am and 11am. Shadows cast after 11am would affect the north-east corner of MacCabe Park, occupied by the Integral Energy Building, its driveway, hardstand and small grassed area. If approved, the Planning Proposal would increase the overshadowing during the months of March to September between the hours of 12:00pm (noon) and 2:00pm.

Economic Impact Assessment

On 15 September 2025 Council endorsed the draft Wollongong Economic Development Strategy to be exhibited. The draft Strategy is on exhibition from 19 September to 6 November 2025. One of the 10 momentum building projects, in the draft Strategy is "7. *Attraction of more major events and tourism*

infrastructure, including new hotel supply". Increasing the Visitor Economy is one of the 8 target sectors focused on by the draft Strategy. The need for more hotel accommodation, especially 5-star hotel accommodation, is highlighted a number of times in the draft Strategy, reflecting the Tourism Accommodation Strategy.

The submitted Economic Impact Assessment (2023) was prepared to support development application DA-2023/767. It notes that the development has a value of \$208 million and is estimated to provide 463 on-site construction jobs and 472 long term direct operational jobs.

In October 2025 an updated Economic Impact Assessment (dated August 2025) was submitted. This report estimates the additional economic and employment benefits of the Planning Proposal request (in addition to the approved development application), both during construction and future operation of the development. The report estimates that an additional development has a value of \$33million and would generate an additional 66 construction jobs and 98 long term operational jobs.

The additional economic and employment benefits of enabling a higher landmark hotel that will contribute to the activation of the City Centre is supported. The development will increase overshadowing of the north-east corner of MacCabe Park during the key lunchtime period in the winter months, however this largely effects the location of the existing Integral Energy building.

Traffic Impact Assessment

A Traffic Impact Assessment was not submitted as part of the Planning Proposal request. Traffic reports were submitted as part of the development application and modification. The increased development will lead to likely vehicle and pedestrian movements.

If a Development Application (or modification) is lodged for the increased development an updated Traffic Impact Assessment would be required.

CONSULTATION AND COMMUNICATION

The development applications and modification were subject to separate exhibition periods.

To assist Council's plan-making decision, the Planning Proposal request was subject to preliminary notification (non-statutory) which occurred between 28 July 2025 – 18 August 2025.

The Planning Proposal request was advertised by:

- Notice in the Illawarra Mercury
- Letters to surrounding landowners
- Council exhibition webpage
- Emails to Neighbourhood Forum 5, Property Council of Australia – Illawarra, Destination Wollongong, Business Illawarra
- Emails to Transport for NSW, Sydney Water, DCCEEW and DPHI – Planning

Council's webpage received 171 views and 68 documents were downloaded and 7 comments were provided.

In total, 15 submissions were received which are detailed in Attachment 4 and summarised in the table below.

	Support	Opposed	Comment	Total
On-line	5	1	1	7
Emails	1	2		3
Destination Wollongong	1			1
Neighbourhood Forum 5	1			1
State Agencies			3	3
Total	8	3	4	15

The key issues in support of the Planning Proposal request were:

- The need for more hotel / motel accommodation.
- Taller buildings should be allowed in the City Centre.
- Proposal consistent with Council's Tourism Accommodation Strategy.

The key issues opposed to the Planning Proposal request were:

- Overshadowing of MacCabe Park and other properties.
- Over-development of the property – too tall, too bulky.
- Enable more residential development rather than hotel / motel accommodation to address the housing crisis.
- Need to improve pedestrian amenity.

If Council supports the preparation of a Planning Proposal, and the NSW Department of Planning, Housing and Infrastructure issues a Gateway determination, a statutory exhibition process will occur.

Wollongong Local Planning Panel

On 28 August 2025 the Wollongong Local Planning Panel considered a report on the Planning Proposal request. The Panel provided the following advice for Council's consideration:

- 1 The Panel supports the desired benefits of additional tourism accommodation for the City, however this should not be at the expense of diluting the long-held position of protecting sunlight access to MacCabe Park.*
- 2 The Panel notes that the site could still benefit from additional accommodation uplift through the proposed up to 30% bonus arising from Council's proposed Tourism Accommodation Planning Proposal while still complying with the existing and proposed sun access plane and the design excellence provisions of clause 7.18 of the Wollongong LEP 2009.*
- 3 The Panel does not recommend to Council the Planning Proposal in its current form.*
- 4 The Panel notes that the site has strategic merit for the provision of additional Tourism Accommodation but does not have site-specific merit particularly in relation to the sun access impacts upon MacCabe Park.*

Following receipt of the Panel's advice, the proponent reviewed the proposed height of development, but decided not to vary the Planning Proposal request, advising that they wished to proceed with maximising the number of hotel and motel rooms as originally proposed.

This report recommends that the Planning Proposal request be supported, in a modified form. It is acknowledged that the proposal would increase overshadowing of a portion of MacCabe Park largely occupied by Council's Integral Energy Building.

PLANNING AND POLICY IMPACT

Community Strategic Plan

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 3 – "We foster a diverse economy, and we value innovation, culture and creativity". It specifically delivers on -

Community Strategic Plan 2035	Delivery Program 2025-2029
Strategy	Service
3.10 Promote and support tourism opportunities through planning controls and infrastructure	Land Use Planning

Illawarra Shoalhaven Regional Plan 2041 (2021)

The Regional Plan consists of 4 themes and 30 objectives. Of relevance is:

- Theme 1 A productive and innovative region
 - Objective 1: Strengthen Metro Wollongong as a connected, innovative and progressive City
 - Objective 5: Create a diverse visitor economy
- Theme 3 A region that values its people and places
 - Objective 24: Support major events, public art and cultural activities

The Plan notes that for Wollongong City Centre, commercial activity is focused in and around Crown Street Mall and Burelli Street, which is a diverse place for retail, offices, tourism and cultural activities.

Wollongong Local Strategic Statement 2025 -2045

On 28 July 2025, Council adopted the Wollongong Local Strategic Planning Statement (LSPS) 2025-2045. The LSPS 2025–2045 sets out Council's 20-year land use planning vision for the LGA and strategic planning priorities with reference to a range of adopted supporting documents.

The LSPS 2025–2045 contains 12 planning priorities which align with and expand upon the matters for consideration under the Wollongong Planning Proposal Policy. Table 2 provides an assessment against the 12 planning priorities.

Table 2: Assessment against Wollongong LSPS 2025 - 2045

Strategic Planning Priority	Considerations	Response
Sustainable and resilient		
1 We rehabilitate and protect natural environments and ecosystems	Preservation and improvement of natural environments through the management and restoration of natural areas. Conserve endangered ecological communities and threatened species. Coastal management, floodplain risk management and stormwater management.	Not applicable – the site has been used for retail and commercial development for many years within the Wollongong City Centre. Not applicable – the site does not contain any endangered ecological communities and threatened species. Not applicable – the site is not mapped as flood prone or within the Coastal zone.
2 We are resilient to climate risks and environmental hazards	Ensure our urban areas are resilient, thrive in ideal conditions, adapt to change and survive and recover from extreme events to reduce the risks to our community from environmental hazards. Avoid intensification in flood-prone, bushfire-prone and coastal hazard areas and align with relevant guidelines and policies. Support net-zero targets and renewable energy transition.	Not applicable to a single site Not applicable – the site is not mapped as flood-prone, bushfire-prone or in a coastal hazard area. Not inconsistent

Strategic Planning Priority	Considerations	Response
3 We have access to green and healthy urban open spaces and streets	Provide and utilise green and healthy open spaces and streets to offset the impacts of urban heat island effects and improve amenity and community wellbeing. Ensure community access to high amenity natural and urban green space and utilise our existing open spaces and streets creatively to maximise urban greening and community recreation.	Inconsistent – the proposal does not propose any open space. The site is currently fully development and will remain so. Inconsistent – proposal will overshadow part of MacCabe Park, however impact is largely over the existing Integral Energy Building
Liveable and connected		
4 The natural, built and cultural context informs the design of places and buildings.	Respect the natural and cultural landscapes and environments with the Wollongong Local Government Area. Enable development which recognises and responds to environmental conditions, landscape character, heritage, and cultural values	Inconsistent – overshadows MacCabe Park, however impact is largely over the existing Integral Energy Building
5 We are growing our capacity for housing, so our community have access to diverse and high-quality homes in the future.	Strategic planning provides the ability to deliver diverse and high-quality housing to meet the needs of our growing community. Housing should be suitable at all price points and created with community well-being and sustainable development in mind.	Not applicable – the Planning Proposal request does not seek a residential outcome.
6 The network of Centres provides for the needs of our community	City, town and village centres meet the needs of the community and support creativity, economic growth, sustainability and social well-being.	Consistent – proposed tourism accommodation in City Centre
7 Transport options are safe, reliable and accessible	Transport networks enable a shift in transport modes from private vehicles to public and active transport to reduce greenhouse gas emissions, urban heat, travel times and poor health outcomes, while increasing social and economic participation and street safety. Land use and transport planning is integrated to ensure infrastructure is maximised to support growth in well serviced locations.	Not inconsistent Not inconsistent
8 The city reflects the creativity, history, identity of our people; invites community participation, and contributes to a diverse economy	Enable development that responds to the cultural history of place and promotes ongoing engagement through restoration, interpretation and creative expression	Not inconsistent

Strategic Planning Priority	Considerations	Response
Productive and vibrant		
9 Employment generating uses are prioritised in Centres and Industrial areas.	Plan for employment generating uses to support local and regional employment enhance Wollongong's economy and provide goods and services to the community. Protect and retain diverse industrial land and enable its productivity and ability to cater to emerging industries. Support the role of existing and planned centres as defined through the Retail and Business Centres Hierarchy.	Consistent
10 The freight network is efficient, from international trade to the last mile	Ensure transport corridors link freight to ports, airports, retail centres and employment lands to promote economic and industrial growth. Freight Transport corridors should be resilient to environmental hazards and have appropriate capacity while avoiding incompatible land uses.	Not applicable
11 Port Kembla's industrial precinct and Port are a hub for economic growth, employment and innovation.	Recognise, retain, and promote the Port of Port Kembla and surrounds as an area of significant economic importance focused on employment generation in heavy industry, port operations and clean energy investment	Not applicable
12 The growing visitor economy celebrates natural and cultural assets.	Grow the visitor economy of the Wollongong LGA through attracting more major events and tourism infrastructure to increase visitation rates while caring for our natural and cultural assets.	Consistent – increased tourism accommodation

Council's Planning Proposal Policy 2022

The Planning Proposal request is consistent and inconsistent with Council's Planning Proposal Policy (2022). Council's preference is to review the planning controls for precincts or by issue, rather than site-by-site requests.

Council officers are preparing a separate Planning Proposal to implement the recommendations of the Tourism Accommodation Strategy.

The Planning Proposal Policy indicates that requests to rezone land or change development standards or permitted uses are generally not encouraged by Council and should only be submitted in the following circumstances:

Circumstance	Consistency
Where land cannot be reasonably developed or used under the existing zoning or controls;	Inconsistent – Council has approved a mixed use commercial development which includes hotel and motel accommodation on the site. However, the Planning Proposal request seeks to increase the scale of the development to provide additional hotel rooms.
Where it is necessary to correct an error or anomaly (e.g. mapping);	Not applicable
- Where there is a sound strategic argument for an amendment, based on consistency with: - Council's Strategic Plan Our Wollongong Our Future 2032, - the Regional Strategy – the Illawarra Shoalhaven Regional Plan 2041, - Council's Local Strategic Planning Statement (2020), - Wollongong Housing Strategy (2023), - Wollongong Retail and Business Centres Strategy (2023), - Wollongong Industrial Lands Review (2024), - or similar strategy or policy;	- Refer to separate assessment - Refer to separate assessment - Refer to separate assessment - Not applicable - Refer to separate assessment - Not applicable
Where the proposed amendment is considered to be minor in nature, has strategic merit, and has been sufficiently justified;	- The proposal is not minor. - The proposal has some strategic merit – aligned with the Tourism Accommodation Strategy. - The proposal has been partially justified.
Where development of land in accordance with the existing zoning would not be in the public interest.	Not applicable

The Planning Proposal Policy indicates that the following Planning Proposal requests will generally not be supported by Council:

Circumstance	Consistency
requests that are not supported by an endorsed local or regional strategy, plan or policy and are considered speculative;	Not applicable – request is consistent with the Tourism Accommodation Strategy
the rezoning of single properties to increase housing density;	Not applicable
increasing housing in the Illawarra Escarpment, except where implementing an adopted strategy	Not applicable
permitting housing within C2 Environmental Conservation zoned land or increased housing in C3 Environmental Management zoned land;	Not applicable

Circumstance	Consistency
proposing development in floodway and high hazard areas, and/or permitting a significant increase in dwelling density of land within the flood planning area, and for areas between the flood planning area and the probable maximum flood;	Not applicable
proposing the loss of employment or industrial land;	Not applicable
proposing the linear expansion of town centres;	Not applicable
requests that will result in land uses or development intensification that is beyond the capability of the land or incompatible with important environmental values and/or constraints; and	Not applicable
requests that will result in unacceptable demands on utilities and services, such as sewerage, water, electricity, transport etc.	Not applicable

The Planning Proposal Policy indicates that it is necessary to prioritise the processing of planning proposal requests to ensure those providing the greatest public benefit are given preference over those serving individual interest or are of limited benefit to the greater Wollongong community. As a guide, the following planning proposal requests are given priority:

Priority	Consistency
Contributes to economic growth and promotes sustainable practice;	Consistent
Significant employment generating development;	Consistent
Provision of high quality, appropriately located housing accessible to the broader and lower income community;	Not applicable
Education, medical or community facilities and services;	Not applicable
Commercial or retail development in accordance with an adopted Council or State Government strategy;	Consistent with the Economic Development Strategy (2019) and Tourism Accommodation Strategy (2025)
Preservation and conservation of the environment;	Not applicable
Reducing an identified conflict between incompatible land uses;	Not applicable
Improving tourism opportunities	Consistent
Implementing endorsed Council Strategies or Concept Plans (e.g. West Dapto Amendments).	Consistent with implementing part of the Tourism Accommodation Strategy

Wollongong City Centre Urban Design Framework 2020

The Wollongong City Centre Urban Design Framework was adopted in September 2020.

In December 2020, Council deferred the Wollongong City Centre Planning Strategy, Planning Proposal and draft DCP chapter requiring additional investigations to be undertaken, including the Retail and Business Centres Strategy (2023) and City Centre Access and Movement Strategy (draft exhibited).

A revised City Centre Planning Proposal is being reported to Council in this same business paper on 27 October 2025. The Planning Proposal will include some of the Tourism Accommodation Strategy

recommendations related to the City Centre, including the proposed 30% height and floor space bonus for hotel and motel accommodation in the E2 Commercial Centre and MU1 Mixed Use zones.

The Planning Proposal request is inconsistent with the proposed City Centre Planning Proposal, as it seeking additional height, floor space and will overshadow part of MacCabe Park, largely over the existing Integral Energy Building.

Economic Development Strategy 2019

The strategy notes the need to attract more major events and build supporting tourism infrastructure, including more beds.

Action 5.5 is Undertake a Tourism Lands Review in order to investigate the use of tourism-specific zoning on key coastal sites to ensure the provision of sufficient beds in Wollongong to support a growing visitor economy

The Wollongong Tourism Accommodation Discussion Paper and Wollongong Tourism Accommodation Strategy completed this action.

The draft Economic Development Strategy 2025-2035 was endorsed on 15 September 2025 and is currently on exhibition. The draft Strategy notes the importance of the visitor economy, identifies the attraction of events and hotel accommodation as one of 7 momentum building projects and notes the need for more hotel accommodation in the City Centre.

Wollongong Tourism Accommodation Strategy 2025

The Strategy has been discussed earlier in this report.

A separate Planning Proposal will be prepared to implement the recommendations of the strategy more broadly across the LGA. Actions relevant to the City Centre will be progressed through the City Centre Planning Proposal (ie 30% bonus) and draft DCP chapter (i.e. car parking).

FINANCIAL IMPLICATIONS

There are no financial implications arising from this Planning Proposal request.

CONCLUSION

A Planning Proposal request has been lodged and assessed for 163-171 Crown Street and 80-82 Church Street, Wollongong to increase the maximum Height of Buildings limit and Floor Space Ratio for a mixed-use development that includes Hotel and Motel Accommodation. The site is the location of the former David Jones Building and car park and City Diggers club. A mixed-use commercial building that includes a hotel and motel has been approved to be constructed on the site.

The Planning Proposal request seeks to permit a taller commercial development, containing a 4.5 – 5-star hotel and 3-star motel, office premises and a registered club. The Planning Proposal would result in the overshadowing of part of MacCabe Park occupied by Council's Integral Energy Building during the lunchtime period (12 noon – 2pm) between March – September.

In assessing the proposal, the strategic and site-specific merit of increasing the permissible building heights for the proposed 4.5-5 star or equivalent hotel have been considered. This element of the proposal has strategic merit as it is consistent with Council's Tourism Accommodation Strategy and is recommended for support.

In supporting the height increase for the hotel component, the higher shadow line also provides an opportunity to increase the amount of commercial office space and motel accommodation that form part of the overall development without additional overshadowing impact. While not the primary purpose of the amendment, this would also provide additional 3-star motel accommodation and commercial / employment opportunities.

It is recommended that Council support the preparation of a Planning Proposal and progress it to exhibition for further community input.



**Planning Proposal
Location
Map**

Subject Site

Folder: K:\CST\Arcgis\1 Planning
Proposals\1_PP_ArcGISPro\The Globe\

Name: The Globe Location

Drawn: H. Jones
Date Printed: 10-10-25
Scale: 1:1,500



0 40
Meters





**Planning Proposal
LEP2009
Zone
Map**

- Subject Site
- E2 Commercial Centre
- RE1 Public Recreation
- SP2 Infrastructure

Folder: K:\CST\Arcgis\1 Planning
Proposals\1_PP_ArcGISPro\The Globe\

Name: The Globe Zone

Drawn: H. Jones
Date Printed: 27-06-25
Scale: 1:1,500



0 40
Meters





**Planning Proposal
LEP2009
Height Of Building
Map**

 Subject Site

O2	16
S	24
U2	32
X	48
AA1	60
AB	80

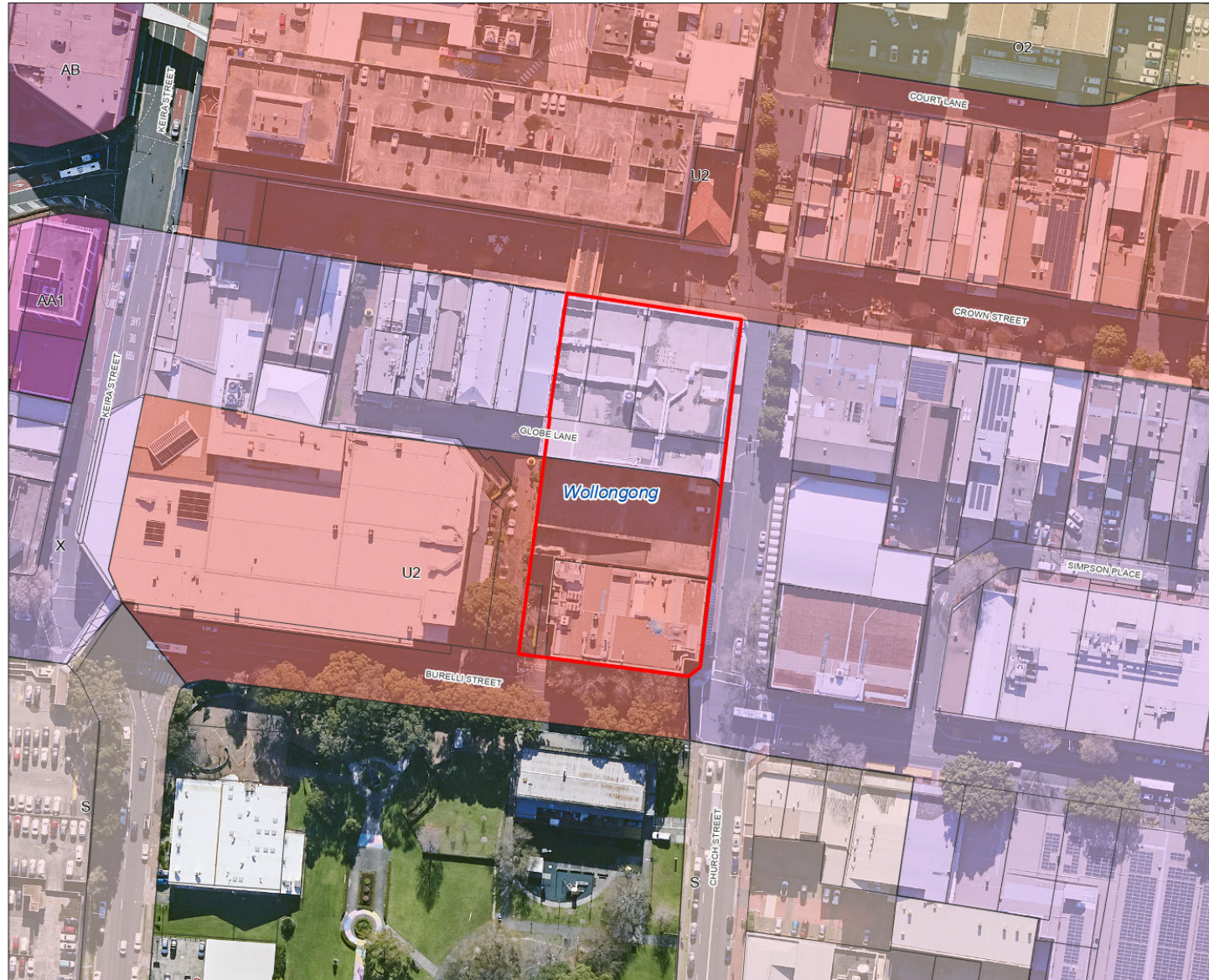
Folder: K:\CST\Arcgis\1 Planning
Proposals\1_PP_ArcGISPro\The Globe\

Name: The Globe HOB

Drawn: H. Jones
Date Printed: 27-06-25
Scale: 1:1,500



0 40
Meters





**Planning Proposal
LEP2009
Sun Plane Protection
Map**

- Arts Lawn 9-3pm, 21 June
- Church Street Mall, 11-1pm, 21 June
- Civic Square 11-3pm, 21 June
- Crown Street Mall 12-2pm, 21 June
- MacCabe Park 12-2pm, 21 June
- Market Square 12-2pm, 21 June
- Pioneer Park 12-2pm, 21 June
- Sites affected by sun plane controls

Folder: K:\CST\Arcgis\1 Planning
Proposals\1_PP_ArcGISPro\The Globe\

Name: The Globe Sun-PP

Drawn: H. Jones
Date Printed: 27-06-25
Scale: 1:6,000



0 100
Meters





1. BURELLI/ CHURCH STREET CORNER



ARTIST IMPRESSION 01



2. GLOBE LANE /CHURCH ST. CORNER



3. CROWN STREET MALL CORNER

NOT FOR CONSTRUCTION

PI	09-05-25	ISSUED FOR CONSULTANTS		
E	- 05-25	ISSUED FOR 54.55		
D	21-10-24	REISSUED FOR DA		
C	06-08-24	REISSUED FOR DA		
B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DAP		
ISSUE	DATE	DESCRIPTION	initials	checked

sign _____ date _____

*These drawings are not to be scaled. Figured dimensions shall be used in all cases.



01.CROWN STREET MALL (LOOKING EAST TOWARDS SUBJECT SITE)



02.GLOBE LANE (LOOKING EAST)



ARTIST IMPRESSION 02

2

PI	09-05-25	ISSUED FOR CONSULTANTS		
E	-05-25	ISSUED FOR \$435		
D	11-05-25	RESSESSED FOR DA		
C	06-08-24	RESSESSED FOR DA		
B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DRP		
ISSUE	DATE	DESCRIPTION	initials	checked
			date	

These drawings are not to be scaled. Figured dimensions shall be used in all cases.

COPYRIGHT: These drawings remain the exclusive copyright of ADIM Architects. Reproductions in any form by electronic, digital or otherwise will be held in strictest confidence and require permission granted in writing by ADIM Architects.

SIGURED DIMENSIONS: These drawings are not to be scaled. Figure dimensions are given in feet and inches.

DISCREPANCIES IN DIMENSIONS, POSITIONS, LOCATIONS, FINISHES: The Contractor is to verify any dimension, location or finish discrepancy with ADIM Architects prior to any physical construction or setting out so that ADIM Architects is given the opportunity to resolve potential discrepancies or conflicts in sufficient time without causing adverse work. The Contractor shall be responsible for any and all construction errors or omissions.

COORDINATION OF WORKS: These drawings are to be read in conjunction with the full set of consultant's drawings, specifications, reports and Data Communications (including the following):

- 1. THE HILLTOPS ADIM ARCHITECTS' PRELIMINARY SITE PLAN
- 2. THE HILLTOPS ADIM ARCHITECTS' PRELIMINARY SITE PLAN
- 3. THE HILLTOPS ADIM ARCHITECTS' PRELIMINARY SITE PLAN



JACKSON TEECE

Zijlstra
Lel 1, Plea 0-9, 23 Willemsoord
Zijlstra, 10327 2323 Australia
+61-2 9230 2720
+61-2 9230 1360
zijlstra@willemsoord.com

Brinkman
Level 20, 362 Queen St
Brinkman, G2-2 4320 A/C
+61-2 9238 2975
+61-2 9238 2228
brinkman@willemsoord.com

Nominated Architects
Gerrard-Sarker (G/S), John Goo (J/G), Daniel Hudson (D/H)

Concepts and information contained in this drawing are copyright
or by any means, without the written permission of Jackson T. Davidson
are strictly prohibited. Verify all project dimensions before construction.

Project
PROPOSED 3-STAGE MIXED USE
DEVELOPMENT COMPRISING OF
HOTEL, OFFICE, MOTEL AND CLUB
OVER BASEMENT PARKING
for
171 CROWN PTY LTD
at
80-82 CHURCH & 163-171 CROWN ST
WOLLONGONG

scale	NTS		
date	MAY 2025		
drawn	MJ, SJ, HR, CA	chkd	ADM
drawing	DEVELOPMENT APPLICATION ARTIST IMPRESSION 02		
Project No.	Drawing No.		
2021-15B	A-025		



HOTEL SKY BAR

NOT FOR CONSTRUCTION

PI	09-05-25	ISSUED FOR CONSULTANTS		
E	05-31-25	ISSUED FOR VAS		
D	21-10-24	REISSUED FOR DA		
C	06-08-24	REISSUED FOR DA		
B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DMP		
ISSUE	DATE	DESCRIPTION	initials	check

sign _____ date _____

*These drawings are not to be scaled. Figured dimensions shall be used in all cases.

COPYRIGHT – These drawings remain the exclusive copyright of ACM Architects. Reproduction in any form without electronic, digital or otherwise written permission shall not be allowed except by express permission granted in writing by ACM Architects.

NO SCALE DRAWINGS – These drawings are not to be scaled. Figured dimensions shall be used in all cases.

DISCREPANCIES IN DIMENSIONS, POSITIONS, LOCATIONS, OR FINISHES – The Architect is not responsible for any discrepancies in dimensions, locations, or finishes that occur between these drawings and any physical construction or setting out so that ACM Architects' approval is given prior to the resolution of potential discrepancies or conflicts in sufficient detail to ensure adequate construction of the project. The Architect is not responsible for notifying ACM Architects of any such discrepancy or conflict that may arise on site.

CO-ORDINATION OF WORKS – These drawings are to be read in conjunction with the drawings of other consultants and contractors to ensure full coordination. UNOPERATED ARCHITECTS – The non-scaled Architect for ACM Projects

(Assurance) Pty Ltd T/A ACM Architects is Angelo Di Martino A/NZ No.7608



JACKSON TEECE

Zylbers Level 1, Phs 8/23 Hickson Road Zylbers NSW 2232 Australia T +61 2 6262 2371 F +61 2 6262 1126 info@zylbers.com.au	Brinkers Level 20, 362 Queen Street Brisbane, QLD 4002 Australia T +61 7 3228 2711 F +61 7 3228 2700 info@brinkers.com.au	Jackson Tasse Christensen 55/56 Phs 1 Teedong Jackson Tasse AEN 10 368 827 290
---	--	---

Nominated Architects

Gorman-Barter (3702), John Gye (3793), David Hickson (3735)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part by any medium, without the written permission of Jackson Tasse. Do not make this drawing, use figures and details, or any part of content thereof, without obtaining written consent from the office of Jackson Tasse. Jackson Tasse of any discrepancies and seek instructions.

Project
PROPOSED 3-STAGE MIXED USE
DEVELOPMENT COMPRISING OF
HOTEL, OFFICE, MOTEL AND CLUB
OVER BASEMENT PARKING
for
171 CROWN PTY LTD
at
80-82 CHURCH & 163-171 CROWN ST
WOLLONGONG

scale	NTS		
date	MAY 2025		
drawn	Mj. S.J. HR., CA	chkd	ADM
drawing	DEVELOPMENT APPLICATION ARTIST IMPRESSION 03		
Project No.	Drawing No.		
2021-15B	A-026		

[illegible]



PI	09-05-25	ISSUED FOR CONSULTANTS		
E	03-12-24	REISSUED FOR DA		
C	21-06-24	REISSUED FOR DA		
C	06-08-24	REISSUED FOR DA		
B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DAP		
ISSUE	DATE	DESCRIPTION	initials	checked
				date

These drawings are not to be scaled. Figured dimensions shall be used in all cases.

COPYRIGHT – These drawings retain the exclusive copyright of ACH Architects. Any reproduction, in any form, whether by electronic or mechanical means, without prior written permission, is strictly prohibited. No part of these drawings shall be allowed except by express permission granted in writing by ACH Architects.

DISCLAIMER OF LIABILITY – These drawings are not to be scaled. Figures and dimensions should be used in all cases.

DISCREPANCIES IN DIMENSIONS, POSITIONS, LOCATIONS, ELEVATIONS – The Contractor is to verify any dimensional, location or field discrepancy with ACH Architects prior to any physical construction or setting out so that ACH Architects has the opportunity to resolve potential discrepancies or conflicts in sufficient time without causing alternative work. The Contractor shall be responsible for any and all consequences of any discrepancy or conflict that may arise as a result.

CO-ORDINATION OF WORKS – These drawings are to be read in conjunction with the full set of contract's drawings, specifications, reports and DA conditions (Australian) Pty Ltd T/as ACH Architects is Angelo Di Martino ABN 74 7608



JACKSON TEECE

Sydney	Brisbane	Gold Coast
Unit 1, Gate 8/8, 23 Hickson Road Sydney, NSW 2009, Australia T +61 2 9296 3212 F +61 2 9296 3213 sydney@jacksontravels.com	Level 2, 240 Queen Street Brisbane, QLD 4000, Australia T +61 7 3228 2111 F +61 7 3228 2113 brisbane@jacksontravels.com	Unit 1/11, 110 Traralgon, VIC 3906, Australia AUS 13 363 67 280

Norman Station
 Norman Station (BT), Ashie Cove (BT), Central Wharfedale (BT)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or in part by any persons, without the written permission of Jackson Travel. Do not use this drawing, nor figures, without the written consent of Jackson Travel. Jackson Travel is not responsible for any errors or omissions. Jackson Travel is not responsible for any damage or loss of property or any other loss or damage to property or any other loss or damage to property.

Project
PROPOSED 3-STAGE MIXED USE
DEVELOPMENT COMPRISING OF
HOTEL, OFFICE, MOTEL AND CLUB
OVER BASEMENT PARKING
for
171 CROWN PTY LTD
at
80-82 CHURCH & 163-171 CROWN ST
WOLLONGONG

scale 1:200 @ A1 1:400 @ A3
date MAY 2025
drawn MJ, SJ, HR, CA chkd AL
drawing
DEVELOPMENT APPLICATION
NORTH ELEVATION 02
Project No. Drawing No.
2021-15B A-202

NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION	BY	CHK
1	04-05-21	ISSUED FOR CONSULTANTS		
2	05-12-21	REVISED FOR DA		
3	06-08-21	REVISED FOR DA		
4	01-09-21	ISSUED FOR DA		
5	15-11-21	ISSUED FOR DA		

REV	DATE	DESCRIPTION	BY	CHK
1	04-05-21	ISSUED FOR CONSULTANTS		
2	05-12-21	REVISED FOR DA		
3	06-08-21	REVISED FOR DA		
4	01-09-21	ISSUED FOR DA		
5	15-11-21	ISSUED FOR DA		

COPYRIGHT These drawings remain the exclusive copyright of ADM Architects. Reproduction in any form whether electronic, digital or otherwise, without the written permission of ADM Architects is prohibited. These drawings are not to be scaled. Figured dimensions shall be used in all cases.

DISCREPANCY IN DIMENSIONS DIMENSIONS LOCATIONS DIMENSIONS THE DIMENSIONS IN THIS DRAWING SHALL BE USED IN ALL CASES. ADM ARCHITECTS SHALL BE RESPONSIBLE FOR ANY DISCREPANCY IN DIMENSIONS. ADM ARCHITECTS SHALL BE RESPONSIBLE FOR ANY DISCREPANCY IN DIMENSIONS. ADM ARCHITECTS SHALL BE RESPONSIBLE FOR ANY DISCREPANCY IN DIMENSIONS.



JACKSON TEECE

171 CROWN PTY LTD
80-82 CHURCH & 163-171 CROWN ST
WOLLONGONG

Project: PROPOSED 3-STAGE MIXED USE DEVELOPMENT COMPRISING OF HOTEL, OFFICE, HOTEL AND CLUB OVER BASEMENT PARKING

Scale: 1:200 @ A1 1:400 @ A3

Date: MAY 2025

Drawn: MJ, SH, HR, CA

Checked: ADM

Project No: 2021-15B

Issue: PI



SOUTH ELEVATION (HOTEL)
GLOBE LANE ASPECT

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY	CHK
1	09-05-25	ISSUED FOR CONSULTANTS		
2	05-05-25	ISSUED FOR L&S		
3	21-05-24	REVISED FOR DA		
4	04-06-24	REVISED FOR DA		
5	01-09-23	ISSUED FOR DA		
6	15-11-22	ISSUED FOR CMP		

These drawings are not to be scaled. Figured dimensions shall be used in all cases.

COPYRIGHT These drawings remain the exclusive copyright of ADM Architects.
Reproduction in any form without electronic, digital or otherwise, by ADM Architects.
DISCREPANCIES In the event of any discrepancy between these drawings and any other documents, the drawings shall prevail.
DISCREPANCIES IN DIMENSIONS In the event of any discrepancy between these drawings and any other documents, the drawings shall prevail.
DISCREPANCIES IN DIMENSIONS In the event of any discrepancy between these drawings and any other documents, the drawings shall prevail.



JACKSON TEECE
171 CROWN PTY LTD
80-82 CHURCH & 163-171 CROWN ST
WOLLONGONG

Project:
PROPOSED 3-STAGE MIXED USE
DEVELOPMENT COMPRISING OF
HOTEL, OFFICE, HOTEL AND CLUB
OVER BASEMENT PARKING
for
171 CROWN PTY LTD
at
80-82 CHURCH & 163-171 CROWN ST
WOLLONGONG

scale: 1:200 @ A1 1:400 @ A3
date: MAY 2025
drawn: MJ, JS, HW, CA chkd: ADM
drawing:
DEVELOPMENT APPLICATION
SOUTH ELEVATION 02
Project No: 2021-15B Drawing No: A-205
Issue: PI



REV	DATE	DESCRIPTION	BY	CHECKED
1	04-05-25	ISSUED FOR CONSULTANTS		
2	05-12-24	REVISED FOR DA		
3	21-10-24	REVISED FOR DA		
4	04-08-24	REVISED FOR DA		
5	01-09-23	ISSUED FOR DA		
6	15-11-22	ISSUED FOR DA		

These drawings are not to be scaled. Figured dimensions shall be used in all cases.

COPYRIGHT These drawings remain the exclusive copyright of ADM Architects. Reproduction in any form whether electronic, digital or otherwise, without the written consent of ADM Architects is prohibited. These drawings are not to be scaled. Figured dimensions shall be used in all cases.

DISCLAIMER ADM Architects is not responsible for any errors or omissions in these drawings. ADM Architects is not responsible for any errors or omissions in these drawings. ADM Architects is not responsible for any errors or omissions in these drawings.

DISCLAIMER ADM Architects is not responsible for any errors or omissions in these drawings. ADM Architects is not responsible for any errors or omissions in these drawings. ADM Architects is not responsible for any errors or omissions in these drawings.

DISCLAIMER ADM Architects is not responsible for any errors or omissions in these drawings. ADM Architects is not responsible for any errors or omissions in these drawings. ADM Architects is not responsible for any errors or omissions in these drawings.



JACKSON TEECE

Project: PROPOSED 3-STAGE MIXED USE DEVELOPMENT COMPRISING OF HOTEL, OFFICE, HOTEL AND CLUB OVER BASEMENT PARKING

for 171 CROWN PTY LTD

80-82 CHURCH & 163-171 CROWN ST WOLLONGONG

scale: 1:200 @ A1 1:400 @ A3

date: MAY 2025

drawn: MJ, JS, HW, CA chd ADM

drawing: DEVELOPMENT APPLICATION WEST ELEVATION

Project No: 2021-15B Drawing No: A-206 Issue: PI

Planning Proposal PP-2025/5 - 163–171 Crown Street and 80–82 Church Street, Wollongong

To assist Council's plan-making decision, the Planning Proposal request was subject to preliminary notification (non-statutory) which occurred between 28 July 2025 and 18 August 2025.

Council's webpage received 171 views and 68 documents were downloaded and 7 comments were provided. In addition, 8 emails were received.

	Support	Opposed	Comment	Total
On-line	5	1	1	7
Emails	1	2		3
Destination Wollongong	1			1
Neighbourhood Forum 5	1			1
Agencies			3	3
Total	8	3	4	15

On line comments

	Comment
1.	I'm not entirely opposed to high-rise in Wollongong. Planning decisions during the 70's and 80's pretty much stuffed out CBD so some high-rise can't make it much worse, however the high-rise and streetscaping along both sides of Corrimal Street between Crown Street and Burelli Street are a good example of what not to do. For pedestrians these streets are cold, shaded, windy and barren. If the proposed development of the Globe Hotel site is allowed to increase its height can Council please insist on pedestrian-friendly and green streetscaping, perhaps with more public art, so that the area has some life and amenity?
2.	Wollongong is rapidly falling behind its comparable locations due to its dated economic outlook, dilapidated shopping precincts, frequency of for lease signs, struggling businesses, poor demographic entry to Wollongong's CBD via train line, graffiti... an upgrade is necessary. Wollongong is in grave need to approve hotel/motel accommodation and more accommodation in general, to entice tourism. At present, there are very limited temporary accommodation opportunities, so yes, approve the increase of building height and support these business interests. Although, I cannot see the practical reasoning to approve any additional commercial spaces considering Wollongong is sitting at an est 15% commercial vacancy rate, which is 10% above recommended. Wollongong does not need any more commercial spaces, rather in desperate need of communal recreational precincts ie cinemas, splashpark, playgrounds in the heart of town, tennis courts, basketball court, public heated pool, etc. For far too long Wollongong has relied on its natural beauty but spaces are under utilised, with aimless green & concrete spaces that have limited functional use. Compare Wollongong to the colourful foreshores of Townsville, the busy streets from Palm Beach to South-Port, the vibrant Kiama, and more recently the seaside escape, Shellharbour! It is shocking to me that Campbelltown was once viewed as the poor city but now Wollongong is becoming a joke among the millennials particularly, with Camden/Campbelltown offering mixed demographic recreational spaces in key CBD locations and hence, main streets are bustling into the night with businesses surviving longer term... no longer is Wollongong a regular outing commute for neighbouring towns creating a downturn in numbers. I am a millennial, well travelled as a single, couple & family, and it is disappointing to hear/see Wollongong's attraction to reside is

	Comment
	becoming lost due to the excitement in other cities, the lack of focus on CBD urbanisation, the increased crime rate, low business attraction and an overall poor visualisation. I encourage to embrace making Wollongong great again for all generations now and to come, to investigate & clone what other resting beachside cities across Australia are doing well in comparison to Wollongong because the lack of action in this regard with eventually leave Wollongong behind.
3.	I strongly support this to have taller buildings at Globe Lane. The shadowing diagrams looked fine - not touching the park from about 11am on the solstice, (just hitting the building roof on the north east corner for a few more hours). More hotel and commercial space here means less needed elsewhere, addressing our regions dire unmet demand due to restrictive council planning settings. Please approve.
4.	Yes approve. Remove requirement for hotel rooms and allow more housing. There's a housing crisis
5.	In support. We need more height in Wollongong to keep it relevant as a growing city into the future. Please continue to push for more height wherever possible!
6.	I disagree with the proposal. The density is too great, and the proposed footprint and height of the building are not suitable for this site.
7.	I think it is sensible and well thought out and provides a much needed service to our city. This is a generational development and one that we should maximise for the benefit of our city.

Emails / letters

	Comment
8.	I am the sole director of a nearby Burelli Street property and am writing a letter in support of the rezoning request lodged for 163-171 Crown Street & 80-82 Church Street Wollongong. The western end of Burelli Street is long overdue for capital investment and upgrading, it is the gateway between the train station and the beach. The application to increase the height limit, to include more hotel accommodation is much needed for the area and the region. Wollongong has lost a number of hotels over the last decade, and developers are continuing to build residential units over hotels. Having had discussions with the consortium behind The Globe project, and been given the opportunity to review the plans for the site, my personal opinion is that the height limit doesn't make sense on the this site, as the trees on the street shade the park more. (And I think I speak for most, when I say, the trees are a beautiful element of the street). Additionally the shading is really only over the footpath, and a very small part of the corner off the park. The Globe project, adds a much needed connection between the park, the mall and the traffic moving from the train station to the beach. The extra height on the building means more tourist and travellers will be able to experience this location bringing much needed foot traffic through the city.

	Comment
	I support and encourage the council to approve this planning proposal and also commence the much needed activation of the MacCabe Park.
9.	I am writing as a commercial land owner whose building is in close proximity to this proposal, on the corner of Crown Street and Globe Lane with 5 long standing retail tenancies, to object to this proposed planning request which seeks to raise the building height of all of it's buildings to 30m in its Club/Motel (on the corner of Burelli and Church Street), 45m in its Office building (facing Church Street) and 80m in it's hotel building facing Crown Street Mall (unsympathetically in a surrounding area where mostly 2 storey buildings exist) as well as to remove a sun plane control which will collectively diminish amenity along the street in all surrounding areas causing a major impact on the local economy, employment, future investment and land usage which is in no way "minor in nature" as claimed by the applicant. On the outset, it is important to mention that this development has already deviated multiple times from the original plan, in a determined quest by the developer to increase their floor area and capital gain of their land holding and they have achieved significant concessions and benefits from Council already by: not complying with planning laws properly which has resulted in a reduction in street activation in a primarily retail area (via a lack of clear glazed active windows along all street frontages) and, by being given public land in Globe Lane and in Globe Way for private benefit at huge losses to the public and surrounding rate paying investors who relied on it as an actively open and usable thoroughfare (and for trade parking) and, now, they seek to carelessly deplete public amenity further at street level by increasing its private footprint by an additional 4645m² for commercial office space and by 58 rooms in its motel and 26 rooms in it's hotel when this is not needed and will cause havoc along all surroundings. My tradesmen used to be able to park in Globe Lane to undertake repairs and maintenance to my landlocked building in Globe Lane which was essential when they couldn't fit in nearby car parks or they had to work beyond car park opening hours to maintain my building and now, while drop off and pick up will be permitted to my site, there will still be no where for them to park which makes undertaking these jobs impossible in this development to access tools and materials which will result in neglected buildings and this has been overlooked and needs to be addressed. I also ask Council to be cautious in assessing the supporting documents submitted for this development by the developer in this further proposal as I note this developer has submitted questionable arguments in evidence which they have included to influence their desired outcome and which they directly state may include incorrect information, estimates and assumptions in their disclaimer. Furthermore, this proposal's claim to support and enhance a vibrant streetscape is false as all it's buildings lack any openly visible retail character and clear glazed continuity along all it's street frontages where pedestrians would feel engaged and motivated to see and search beyond their buildings or to meander along its streetscape. This is of crucial significance as this development is seeking to increase it's capacity across all buildings by over 30% in an established retail area which has worked hard to overcome lost pedestrian traffic from other mixed use buildings nearby. This style of development is always designed to be inwardly active to contain and isolate its users to avoid escape spending and so permitting any increase in it's

	Comment
	capacity will undeniably drive existing street level pedestrians within it and reduce activity and business on the street impacting the streetscape negatively. This creates a growing problem at street level as it causes it to become more inactive which increases risks of unsightly behaviour, malicious damage and economic and employment decline in street level businesses and along the streetscape. Another major concern with this proposal is that the increased heights of these broad buildings will create increased shadow, winds and a lack of light on all surrounding streetscapes which will discourage pedestrian movement along all street fronts as those areas feel darkened, cold and unpleasant and, the taller the building, the faster the wind accelerates around their base at pedestrian level. A 40 to 80m building is said to drive pedestrian activity off the street due to the wind tunnel effect that it causes because tall buildings accelerate and redirect wind downwards around the base of buildings which then increases wind speeds, gusts and uncomfortable and even dangerous conditions for pedestrians. This is of particular concern during winter and cooler days where pedestrians are impacted by this at least 130 days per year (as recorded last year) causing unreasonable discomfort to them and considering that Crown Street Mall already feels huge coastal wind gusts, it is clear that the buildings in this development should then NOT be increased in any way especially not the building facing Crown Street Mall or on the other side of Globe Lane. Increasing these unpleasant elements will also convert all walking transport corridors of Crown Street, the new link, Globe Lane and Globe Way into unwalkable spaces reducing the city's connectivity and permeability permanently and as such will de-activate the city. The huge bulk and scale of any increased building height will also make the area feel uncomfortable at street level as the proposed increased heights will create a towering impact on a well lit streetscape that has only 2 storey buildings surrounding it. The proposed increased heights are ridiculously excessive and will block natural light reaching surrounding areas at street level which may also cause residual problems of moss growth, etc and other decay on public pavers, etc (e.g at the top of Globe Lane and in Globe Way where this would become a dangerous slip hazard to passer-byes as both areas slope and are heavily used thoroughfares). The building design is also not contextually appropriate being of a completely different character and vastly excessive in height and bulk to its surroundings. In its currently approved state, this development is still mammoth, standing at a huge 55m facing Crown Street Mall (towering next to mostly 2 storey retailers), 32m facing Church Street and 16m facing Burelli Street on a sloped block that adds over 7m in appearance from the south as the street declines facing MacCabe Park. So, in its presently approved form, this development is already iconically visible and will attract much attention from afar without having to raise it's height any further which will still result in negative impact on the street but at least less so at presently approved heights. This development, has already been granted many additional public land concessions because of it's promise to reactivate a previously underutilised site so further height allowances should not be necessary especially when they will cause such catastrophic harm to its surroundings. Council also needs to consider that supporting street level pedestrian amenity also supports street level business and that helps to maintain security and an attractive

	Comment
	streetscape which all collectively stimulates tourism, investor interest and trade in the city and this current proposal actually undermines that future. As currently approved, this development will more than meet future tourism demands, which the developer even recognised, as they barely proposed increasing their hotel room numbers and they have in no way catered to increasing any car spaces to cater for their proposed motel room increases suggesting that these increases are ingenuine and are most likely tokenistic to mask their real goal to increase their commercial office space by 4,645m2 which will return them a higher return on their investment despite it creating an unsightly and unmanageable burden on the surrounding public and surrounding businesses. Commercially, this developer questionably claims that an increase in it's office footprint in the city will meet the needs of growing industries in the area but the reality is that most of the industries that were quoted would never lease high-end executive office space or otherwise use such sites (especially without significant parking) and that is apart from the fact that Wollongong has for many years experienced huge office oversupplies. So, is it fair then that this development is permitted to propose to increase it's office capacity (at huge losses to surrounding business and the public) only to misuse that benefit to steal that business from existing high-end office suppliers elsewhere in the city that already struggle to meet capacity, just because this development would be new? This does not make sense without a substantial increase in housing and parking at or near the site to feed a permanently increased need for more office space because temporary visitors staying at their motel or hotel can't permanently increase that need and Wollongong's trains are too infrequent and slow to increase substantial office traffic into the city and the bus network has for a long time been insufficient. I further note that the proposed development lies on flood prone land and that relates mainly to overland flow. This is of increased concern if all buildings increase in height as that adds to the overflow drainage burden at the sight and as approved is already far in excess of what was planned and capable in that area. Any further increase would exacerbate this concern and potentially create huge flows down Globe Way creating risky dangers for pedestrians. Lastly, I note the applicant has requested a change to Council's sun plane control. It is important in this regard to appreciate that Council eventually intends to transform MacCabe Park into a "mini Central Park" to increase interest and usability of the space and its connection to the city centre and this control helps to secure it from shadowing to feel inviting and pleasant at it's frontage facing Burelli Street. Whilst the area exposed to the shadowing at present may seem insignificant to the developer, it is of important significance to public users as it faces Globe Way and Church Street which is the Park's closest and most direct entry routes to the city centre and it is also within a frequently used bus stop that delivers the public into and from the city. These areas are crucial as they lead to essential infrastructure that are heavily used by the public. The park is a also a symbol of social, physical and mental well being that supports the public in Wollongong and is most often accessed from the area under the sun plane control and during the hours that is within the sun plane's protection and therefore this should be protected from shadow in order to keep that link inviting. This control should not be sacrificed to private enterprise as it would deteriorate that connection.

	Comment
	In conclusion, there is also much concern with Council permitting any further modification of this development to permit the excessive height increases requested and removal of the sun plane protection as that also becomes affective planning approval for future development deviations of that nature thereby removing similar protections that Council and the public have shaped together over much consultation which were designed to secure fair amenity for all as well as guarantee the functionality and beauty of the city as a place to work, play and rest in. I hope Council will consider the gravity of the concerns expressed and the negative long term consequences that the proposed increased heights of all buildings will have on all surroundings as well as how this proposal undermines pedestrian movement, amenity, safety, street activity and existing long term business and employment in the area as well as the impact of the additional shadows that removal of it's sun plane control will have on the community and reject this proposal.
10.	I object to the Planning Proposal I object to any impact on year-round sunlight on MacCabe Park. The Sun Plan protection control is a key strategy and should be reinforced, not diluted and thereby reducing utility of Council's long standing and continuing MacCabe Park investments. I regard the height increases as excessive - especially the 80 metres, more than twice the CBD 32m. Both original 350 rooms and proposed 434 rooms provide a substantial accommodation increase. Any 'bonus' height and/or FSR should be wholly applied to hotel/motel use.

	Organisation	Comment
11.	Destination Wollongong	Destination Wollongong supports the proposed increase in building height limit for the Church St development. Council's own Tourism Accommodation Review Strategy has endorsed a 30% bonus to building height and/or floor space ratio to encourage the development of additional hotel rooms. This is an early and significant case of these provisions instigating a proactive response from the market that helps address a critical commercial need of the city. Support of this modification would send a clear and positive message to the industry. It would be bemusing, to say the least, if Council did not support an initiative it is openly trying to encourage. Wollongong needs additional hotel rooms. As part of this process, Destination Wollongong has co-commissioned a Hotel Demand Survey with Wollongong City Council to identify the optimal accommodation mix needed, beyond The Globe development, and to provide industry with specific data and trends to help decision-making. Again, this study reflects the need in this sector, which will be under increased pressure with significant projects such as the

	Organisation	Comment
		Bluescope redevelopment, WIN Stadium precinct master plan, and a potential cruise terminal on the horizon. It is important to note Destination NSW's Visitor Economy Strategy Review was passed on the floor of parliament recently. It calls for an additional 40,000 rooms to be built by 2035, with 10,000 of these to come in regional areas. Wollongong is in a prime position to contribute meaningful numbers to this target and should position itself as an important ally in this quest. Economically, it is vital Wollongong - at the very least - holds share of the additional \$65 billion in visitor economy spend by 2035 being targeted by the state government. A quarter of a per cent drop would result in a conservative \$162.5 million loss for the city. If we do not act swiftly and progressively, there is a real chance this loss will occur. The modifications almost double the motel rooms compared to the current assessment (from 88 rooms to 174) and add an additional 26 rooms to the 5-star hotel, which is desperately needed in the CBD. Remembering this will take several years before becoming operational, we must plan for the future and make the most of this important CBD site. Limited overshadowing of MacCabe Park for a few hours a day is eminently manageable and a small price to pay, given the industry need, economic uplift and progressive positioning that Wollongong must strive for as a vibrant and accessible city.
12.	Neighbourhood Forum 5 (community group)	Support
13.	DCCEEW – Conservation Programs, Heritage & Regulation (CPHR) group	There does not appear to be any sensitive biodiversity at risk of significant impact by the proposal. We recommend Council consider the following if the planning proposal is to proceed: - the changes to McCabe Park sun access and the impact on the established local trees - any impacts to landscape design commitments in consent conditions e.g. viability of plantings due to changes to available sunlight. We note that the site falls within the Wollongong City (Gurungaty Waterway) Flood Risk Management Study and Plan (November 2015). The area of flood affectation is minimal and was addressed at DA stage. Council should assess any implication of the planning proposal (that will increase the number of people occupying the building) with the local flood characteristics and safety aspects.

	Organisation	Comment
14.	Transport for NSW	The proposed development has the potential to generate increased pedestrian and vehicular movements within the surrounding transport network. Council should ensure that the associated impacts are assessed and appropriately mitigated, given that Burelli Street forms part of a key public transport corridor. Should the proposal necessitate any modifications to existing signalised intersections, these changes must be clearly identified and justified as part of the assessment process. TfNSW approval is required for any modifications to signalised intersections
15.	Sydney Water	There should be water and wastewater capacity to service future modifications to the existing Development Application (DA-2023/767)



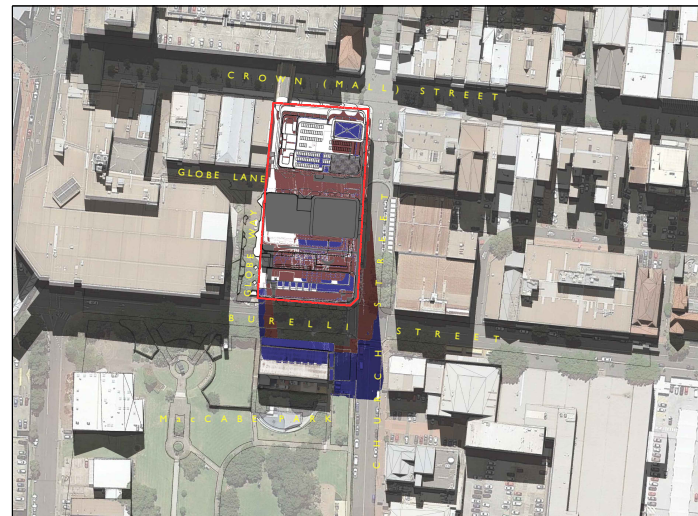
9am



10am



I lam



12pm



SHADOW ANALYSIS
21ST OF JUNE

LEGEND

-  SHADOWS CAST FROM EXISTING BUILDINGS
-  INDICATES SHADOW CAST FROM DA APPROVED DEVELOPMENT ENVELOPE
-  INDICATES SHADOW CAST FROM PROPOSED BUILDING ENVELOPE

NOT FOR CONSTRUCTION

PI	09-05-25	ISSUED FOR CONSULTANTS		
E	4-5-25	ISSUED FOR \$4.55		
C	11-10-23	RESERVED FOR DA		
C	06-08-24	RESERVED FOR DA		
B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DRP		
ISSUE	DATE	DESCRIPTION	intsls	chks
	sign		date	

COPYRIGHT - These drawings remain the exclusive copyright of ACM Architects. Reproduction in any form whether electronic, digital or otherwise without the written permission of ACM Architects is strictly prohibited. No part shall not be allowed except by express permission granted in writing by ACM Architects.

DISCLAIMER - CONSIDERING - These drawings are not to be used. If foreign dimensions shall be used in all cases.

DISCREPANCIES IN DIMENSIONS/POSITIONS/LOCATIONS/FINISHES - The Contractor shall only refer to the dimensions and locations of the building with ACM Architects prior to any physical construction or setting out so that ACM Architects given the opportunity to resolve potential discrepancies or conflicts in sufficient time to avoid any claims for delay or cost. The Contractor shall be responsible for notifying ACM Architects of any such discrepancy or conflict that may arise on site.

CO-ORDINATION OF WORKS - These drawings are to be read in conjunction with the relevant specifications, drawings, schedules, reports and other conditions.

UNBANNED ARCHITECT - These drawings are the property of ACM Architects.

(Australia) Pty Ltd Trist ACM Architects is Angelo Di Martino A/NZ No.7608



JACKSON TEECE

Sydney	Brisbane	Jackson, Texas-Crestmont
July 7, 1984, 24-26, Highway Road	Level 20, 300 Queen-Edith	5554, Pk 14
Sydney, NSW 2055 Australia	Brisbane, QLD 4002 Australia	Trinidad, in Jackson, Texas
T +61 2 6286 2522	T +61 7 628 2171	ISBN: 1-880 837 290
F +61 2 6286 1186	F +61 7 628 2228	
	lincoln@lincolntexas.com	

Notwithstanding Authority

Domen Barber (JF), John Cox (JC), Daniel Rowland (JR)

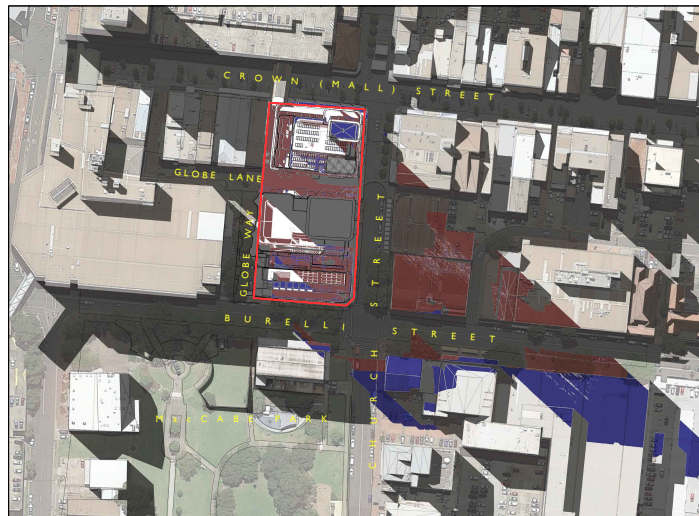
Copyright information contained in this drawing are copyright and may not be reproduced in whole or part in any medium, without the written permission of Jackson Texas. Do not make this drawing, use figures and information. Study of original drawing is required. Do not make this drawing or any file fabrication. From Jackson Texas of any discrepancies and each individual.

Project
PROPOSED 3-STAGE MIXED USE
DEVELOPMENT COMPRISING OF
HOTEL, OFFICE, MOTEL AND CLUB
OVER BASEMENT PARKING
for
171 CROWN PTY LTD
at
80-82 CHURCH & 163-171 CROWN ST
WOLLONGONG

scale	NTS		
date	MAY 2025		
drawn	Mj, Sj, HR, CA	chld	ADM
drawing			
DEVELOPMENT APPLICATION			
SHADOW ANALYSIS 01			
Project No.	Drawing No.		issue
2021-15B	A-401		PI

1 μm 

2pm



3pm



SHADOW ANALYSIS
21ST OF JUNE

LEGEND

-  SHADOWS CAST FROM EXISTING BUILDINGS
 INDICATES SHADOW CAST FROM DA APPROVED DEVELOPMENT ENVELOPE
 INDICATES SHADOW CAST FROM PROPOSED BUILDING ENVELOPE

NOT FOR CONSTRUCTION

PI	09-05-25	ISSUED FOR CONSULTANTS		
D	45-25	ISSUED FOR 54.55		
C	21-03-24	REISSUED FOR DA		
B	06-08-24	REISSUED FOR DA		
A	01-09-23	ISSUED FOR DA		
	25-11-22	ISSUED FOR DRP		
ISSUE	DATE	DESCRIPTION	initials	checked
sign				date

[illegible]

JACKSON TEECE

Dynasty	Shirane
Level 1, Phase B, 2314444 Road	Level 20, 360 Queen St.
Dynasty, 2029 2026 Australia	Shirane, Q.L.D. 4000 AU
Tel: 2 6280 2022	Tel: 7 2026 2171
F: 612 2 6280 2160	F: 617 2 2026 2338
tydyn@tydyn.com.au	shirane@shirane.com

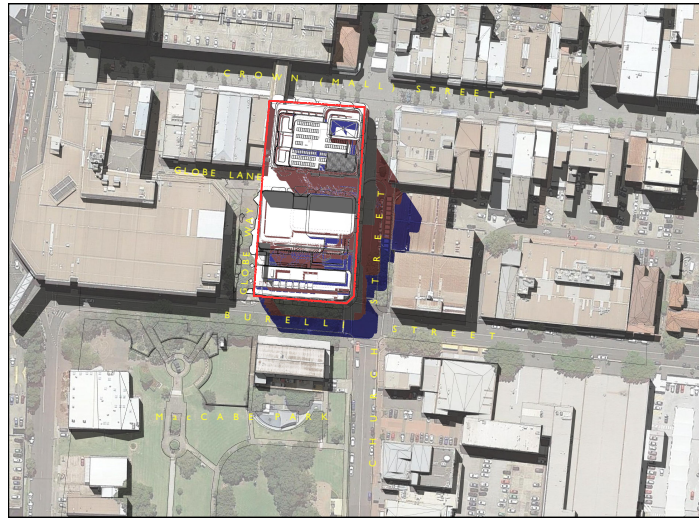
Nominalled Architects

Gordon Barker (GBN), John Goss (JGN), Daniel Johnson (DJT)

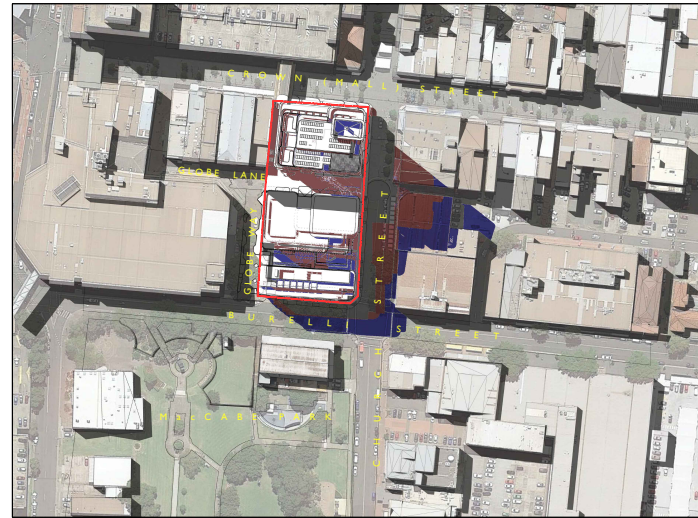
Conceptual information contained in this drawing are subject to any revision, without the written permission of Jackson Trestle. Dimensions only. Verify all project dimensions before construction. Jackson Trestle is only responsible for each work item.

Project
PROPOSED 3-STAGE MIXED USE
DEVELOPMENT COMPRISING OF
HOTEL, OFFICE, MOTEL AND CLUB
OVER BASEMENT PARKING
for
171 CROWN PTY LTD
at
80-82 CHURCH & 163-171 CROWN ST
WOLLONGONG

scale	NTS		
date	MAY 2025		
drawn	MJ, SJ, HR, CA	chkd	ADM
drawing	DEVELOPMENT APPLICATION SHADOW ANALYSIS 02		
Project No.	Drawing No.		
2021-15B	A-402		



1 μm



2pm



3pm

 **SHADOW ANALYSIS**
EQUINOX

LEGEND

-  SHADOWS CAST FROM EXISTING BUILDINGS
-  INDICATES SHADOW CAST FROM DA APPROVED DEVELOPMENT ENVELOPE
-  INDICATES SHADOW CAST FROM PROPOSED BUILDING ENVELOPE

NOT FOR CONSTRUCTION

#1	09-05-25	ISSUED FOR CONSULTANTS		
E	-05-25	ISSUED FOR 94.55		
D	21-10-24	RESUBMITTED FOR DA		
C	06-08-24	RESUBMITTED FOR DA		
B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DRP		
ISSUE	DATE	DESCRIPTION	initials	check

sign _____ date _____

*These drawings are not to be scaled. Figured dimensions shall be used in all cases.

REPRESENTATION – These drawings retain the exclusive copyright of ADAM Architects. Reproduction in any form without electronic, digital or otherwise written permission shall not be allowed except by express permission granted in writing by ADAM Architects.

NO REUSE OR RE-IMAGING – These drawings are not to be scaled, figured, dimensioned, altered or used in all cases.

DISCREPANCIES IN COORDINATING POSITIONING/LOCATIONS/ANGLES – The Architect hereby disavows any responsibility for such discrepancies. ADAM Architects is prior to any physical construction or setting out so that ADAM Architects is given the opportunity to resolve potential discrepancies or conflicts in sufficient time to allow for any necessary adjustments. ADAM Architects is not responsible for notifying ADAM Architects of any such discrepancy or conflict that may arise on the job.

CO-ORDINATION OF WORKS – These drawings are to be read in conjunction with the drawings of other consultants and shall not be used in isolation.

UNNOMINATED ARCHITECTS – The nominated Architect for ADAM Projects

(Australia) Pty Ltd T/A: ADAM Architects is Angelo Di Martino A&B No.76308



JACKSON TEECE

Sydney	Brisbane
Unit 1, Plot B-6, 221 Hudson Road	Level 20, 360 Queen Street
Sydney NSW 2010 Australia	Brisbane, QLD 4000 Australia
T +61 2 9210 2032	T +61 7 2308 2171
F +61 2 9210 1150	F +61 7 2308 2338
sydney@jacksonhorne.com	brisbane@jacksonhorne.com

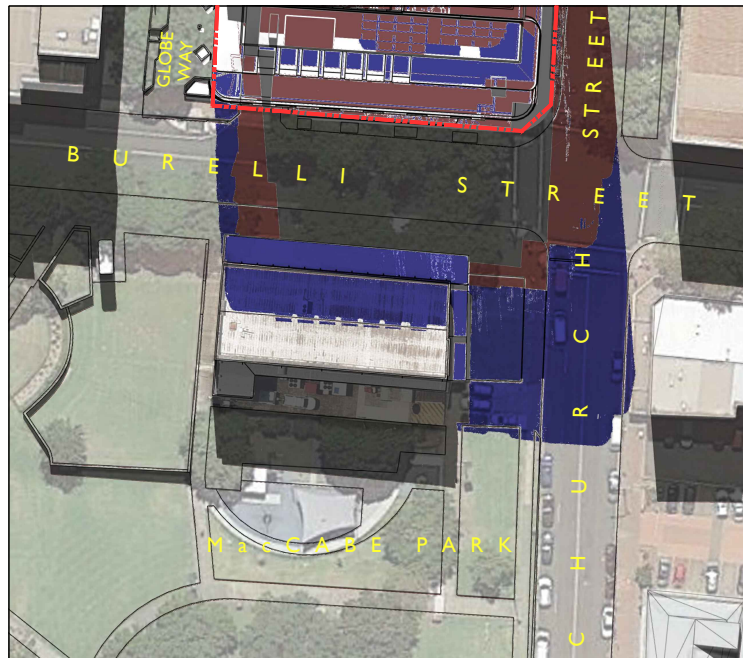
Representative Architects

Germane Barker (8762), John Cox (6762), Daniel Hudson (8214)

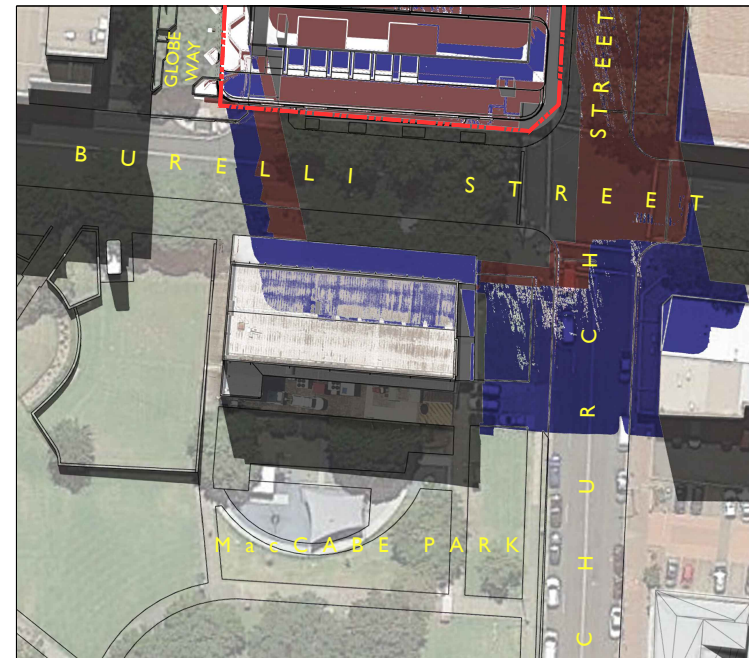
Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part in any medium, without the written permission of Jackson Tissue. Do not scale this drawing, use floral dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Tissue of any discrepancies and seek instructions.

Project
PROPOSED 3-STAGE MIXED USE
DEVELOPMENT COMPRISING OF
HOTEL, OFFICE, MOTEL AND CLUB
OVER BASEMENT PARKING
for
171 CROWN PTY LTD
at
80-82 CHURCH & 163-171 CROWN ST
WOLLONGONG

scale	NTS		
date	MAY 2025		
drawn	Mj, S.J., HR., CA	chkd	ADM
drawing	DEVELOPMENT APPLICATION SHADOW ANALYSIS 04		
Project No.	Drawing No.		
2021-15B	A-404		



12pm



12.30pm



SHADOW ANALYSIS
21ST OF JUNE

LEGEND

-  SHADOWS CAST FROM EXISTING BUILDINGS
 INDICATES SHADOW CAST FROM DA APPROVED DEVELOPMENT ENVELOPE
 INDICATES SHADOW CAST FROM PROPOSED BUILDING ENVELOPE

NOT FOR CONSTRUCTION

PI	09-05-25	ISSUED FOR CONSULTANTS		
E	-05-25	ISSUED FOR \$4.55		
C	11-10-23	RESERVED FOR DA		
C	06-08-24	RESERVED FOR DA		
B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DRP		
ISSUE	DATE	DESCRIPTION	intsls	chks
	sign		date	

COPYRIGHT—These drawings remain the exclusive copyright of ACDM Architects and may not be reproduced, stored in a retrieval system, or transmitted in any form without the prior written permission of ACDM Architects. No part of these drawings shall be allowed to exceed or be used in any way without the prior written permission of ACDM Architects.

DISCLAIMER—THESE DRAWINGS ARE NOT TO BE SCALED. FURTHER DIMENSIONS SHALL BE TAKEN IN ALL CASES.

DISCREPANCIES IN DIMENSIONS—POSITIONING LOCATION DIMENSIONS—THESE DIMENSIONS ARE ONLY APPROXIMATE. ANY DISCREPANCIES BETWEEN DIMENSIONS OF ACDM ARCHITECTS PERMIT TO ANY PHYSICAL CONSTRUCTION OR SETTING OUT THAT ACDM ARCHITECTS PERMIT THE OPPORTUNITY TO RESOLVE POTENTIAL DISCREPANCIES OR CONFLICTS IN SUFFICIENT TIME TO PREVENT CONSTRUCTION OF THE PROJECT BEING AFFECTED.

CONFLICTS—ACDM ARCHITECTS SHALL BE RESPONSIBLE FOR RESOLVING ANY CONFLICTS FOR ANY SCHEDULING OR CONFLICT THAT MAY ARISE ON THE CO-ORDINATION OF WORKS—THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT PROGRAMME OF WORK, SPECIFICATIONS, AND ALL OTHER DOCUMENTS.

UNNOMINATED ARCHITECT—THESE DRAWINGS ARE THE PROPERTY OF ACDM PROJECTS (AUSTRALIA) PTY LTD. ACDM ARCHITECTS IS ANGIOLO DI MARTINO AR. NO.7038

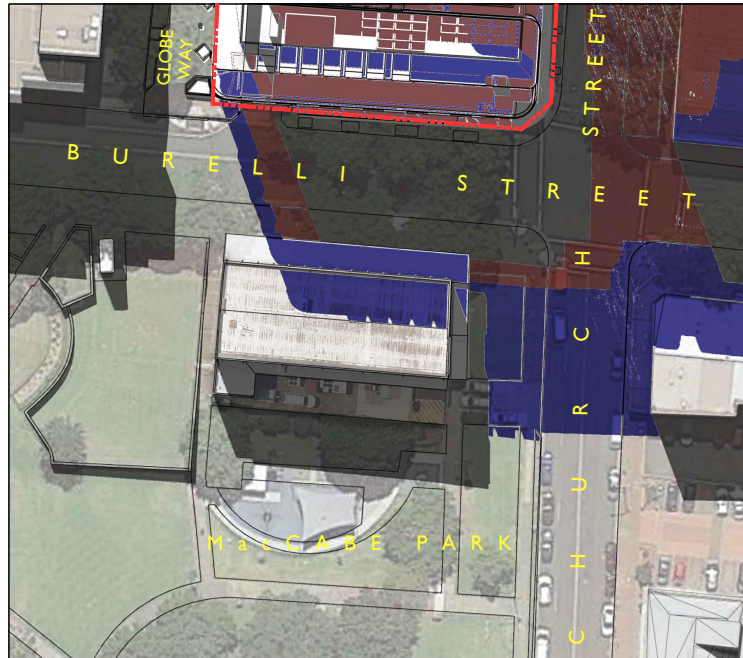


JACKSON TEECE

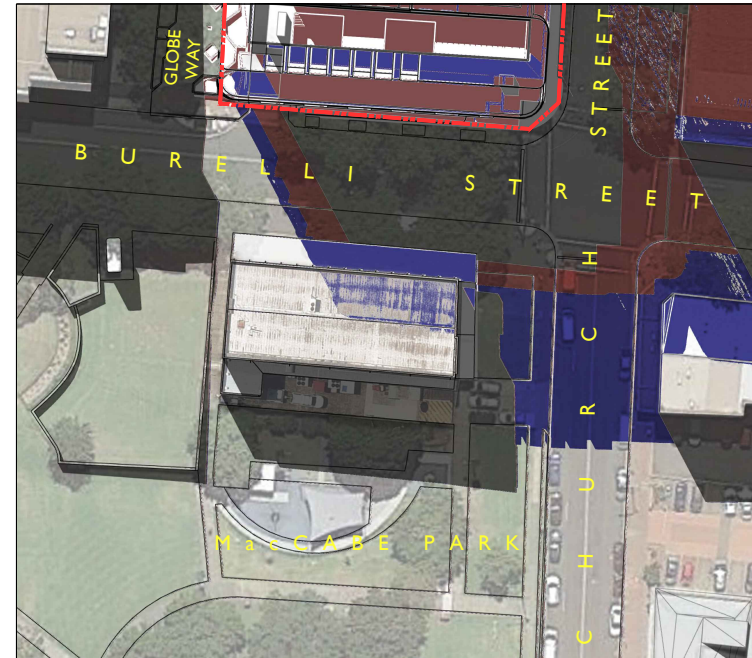
Syllabus	Site/Date	Jackson Towner Christensen
Get 1, Plan 2/3, 2/5 Mission Report Syllabus, 2/20/2015 Australia	Level 20, 300 South Street Aurora, CO 80014 Australia	Willsie, P/Ltd Teaching in Mission AUSA: 11/20/2017/2018
T-41 1/18/2017 P-41 2/18/2017 syllabus@jacksontowner.com	P-41 7/23/2018 jackson@jacksontowner.com	
Demanded/Available		
Norman Barber (3/18), John Goss (3/18), Daniel Nelson (3/18)		
Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part in any medium without the written permission of Jackson Towner. Do not make this drawing, using digital dimensions only. Verify all program dimensions before commencing on site work or off site fabrication. See Jackson Towner of any discrepancies and cost implications.		

Project
PROPOSED 3-STAGE MIXED USE
DEVELOPMENT COMPRISING OF
HOTEL, OFFICE, MOTEL AND CLUB
OVER BASEMENT PARKING
for
171 CROWN PTY LTD
at
80-82 CHURCH & 163-171 CROWN ST
WOLLONGONG

scale	NTS		
date	MAY 2025		
drawn	MJ, SJ, HR, CA	chkd	ADM
drawing	DEVELOPMENT APPLICATION SHADOW ANALYSIS 05		
Project No.	Drawing No.		
2021-15B	A-405		



1pm



1.30pm



SHADOW ANALYSIS 21ST OF JUNE

LEGEND

- SHADOWS CAST FROM EXISTING BUILDINGS
- INDICATES SHADOW CAST FROM DA APPROVED DEVELOPMENT ENVELOPE
- INDICATES SHADOW CAST FROM PROPOSED BUILDING ENVELOPE

NOT FOR CONSTRUCTION

PI	DATE	DESCRIPTION	ISSUED BY	CHECKED BY
P	09-05-25	ISSUED FOR CONSULTANTS		
E	11-05-25	ISSUED FOR DA		
D	11-05-25	ISSUED FOR DA		
C	06-06-25	ISSUED FOR DA		
B	01-09-25	ISSUED FOR DA		
A	15-11-25	ISSUED FOR DA		

These drawings are not to be scaled. Figured dimensions shall be used in all cases.

COPYRIGHT These drawings remain the exclusive copyright of ADM Architects. Reproduction in any form without electronic, digital or otherwise, by ADM Architects is prohibited. These drawings are not to be scaled. Figured dimensions shall be used in all cases.

DISCLAIMER ADM Architects is not responsible for any errors or omissions in these drawings. The Client is responsible for ensuring that the drawings are used in accordance with the intended purpose. ADM Architects is not responsible for any errors or omissions in these drawings. The Client is responsible for ensuring that the drawings are used in accordance with the intended purpose.

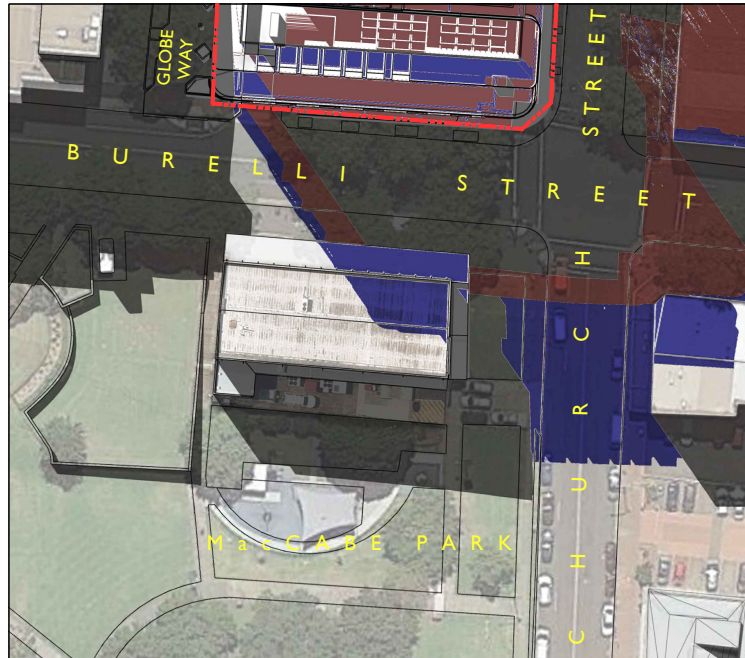


JACKSON TEECE

171 CROWN PTY LTD
80-82 CHURCH & 163-171 CROWN ST
WOLLONGONG

Project:
PROPOSED 3-STAGE MIXED USE
DEVELOPMENT COMPRISING OF
HOTEL, OFFICE, HOTEL AND CLUB
OVER BASEMENT PARKING
for
171 CROWN PTY LTD
80-82 CHURCH & 163-171 CROWN ST
WOLLONGONG

scale: NTS
date: MAY 2025
drawn: M. J. H. CA. chd. ADM
drawing:
DEVELOPMENT APPLICATION
SHADOW ANALYSIS 06
Project No:
2021-15B
Drawing No:
A-406
Issue:
PI



2pm



SHADOW ANALYSIS 21ST OF JUNE

LEGEND

-  SHADOWS CAST FROM EXISTING BUILDINGS
-  INDICATES SHADOW CAST FROM DA APPROVED DEVELOPMENT ENVELOPE
-  INDICATES SHADOW CAST FROM PROPOSED BUILDING ENVELOPE

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY	CHECKED
01	09/05/25	ISSUED FOR CONSULTANTS		
02	11/05/25	ISSUED FOR DA		
03	11/05/25	ISSUED FOR DA		
04	11/05/25	ISSUED FOR DA		
05	11/05/25	ISSUED FOR DA		
06	11/05/25	ISSUED FOR DA		
07	11/05/25	ISSUED FOR DA		
08	11/05/25	ISSUED FOR DA		
09	11/05/25	ISSUED FOR DA		
10	11/05/25	ISSUED FOR DA		
11	11/05/25	ISSUED FOR DA		
12	11/05/25	ISSUED FOR DA		
13	11/05/25	ISSUED FOR DA		
14	11/05/25	ISSUED FOR DA		
15	11/05/25	ISSUED FOR DA		
16	11/05/25	ISSUED FOR DA		
17	11/05/25	ISSUED FOR DA		
18	11/05/25	ISSUED FOR DA		
19	11/05/25	ISSUED FOR DA		
20	11/05/25	ISSUED FOR DA		
21	11/05/25	ISSUED FOR DA		
22	11/05/25	ISSUED FOR DA		
23	11/05/25	ISSUED FOR DA		
24	11/05/25	ISSUED FOR DA		
25	11/05/25	ISSUED FOR DA		
26	11/05/25	ISSUED FOR DA		
27	11/05/25	ISSUED FOR DA		
28	11/05/25	ISSUED FOR DA		
29	11/05/25	ISSUED FOR DA		
30	11/05/25	ISSUED FOR DA		
31	11/05/25	ISSUED FOR DA		
32	11/05/25	ISSUED FOR DA		
33	11/05/25	ISSUED FOR DA		
34	11/05/25	ISSUED FOR DA		
35	11/05/25	ISSUED FOR DA		
36	11/05/25	ISSUED FOR DA		
37	11/05/25	ISSUED FOR DA		
38	11/05/25	ISSUED FOR DA		
39	11/05/25	ISSUED FOR DA		
40	11/05/25	ISSUED FOR DA		
41	11/05/25	ISSUED FOR DA		
42	11/05/25	ISSUED FOR DA		
43	11/05/25	ISSUED FOR DA		
44	11/05/25	ISSUED FOR DA		
45	11/05/25	ISSUED FOR DA		
46	11/05/25	ISSUED FOR DA		
47	11/05/25	ISSUED FOR DA		
48	11/05/25	ISSUED FOR DA		
49	11/05/25	ISSUED FOR DA		
50	11/05/25	ISSUED FOR DA		
51	11/05/25	ISSUED FOR DA		
52	11/05/25	ISSUED FOR DA		
53	11/05/25	ISSUED FOR DA		
54	11/05/25	ISSUED FOR DA		
55	11/05/25	ISSUED FOR DA		
56	11/05/25	ISSUED FOR DA		
57	11/05/25	ISSUED FOR DA		
58	11/05/25	ISSUED FOR DA		
59	11/05/25	ISSUED FOR DA		
60	11/05/25	ISSUED FOR DA		
61	11/05/25	ISSUED FOR DA		
62	11/05/25	ISSUED FOR DA		
63	11/05/25	ISSUED FOR DA		
64	11/05/25	ISSUED FOR DA		
65	11/05/25	ISSUED FOR DA		
66	11/05/25	ISSUED FOR DA		
67	11/05/25	ISSUED FOR DA		
68	11/05/25	ISSUED FOR DA		
69	11/05/25	ISSUED FOR DA		
70	11/05/25	ISSUED FOR DA		
71	11/05/25	ISSUED FOR DA		
72	11/05/25	ISSUED FOR DA		
73	11/05/25	ISSUED FOR DA		
74	11/05/25	ISSUED FOR DA		
75	11/05/25	ISSUED FOR DA		
76	11/05/25	ISSUED FOR DA		
77	11/05/25	ISSUED FOR DA		
78	11/05/25	ISSUED FOR DA		
79	11/05/25	ISSUED FOR DA		
80	11/05/25	ISSUED FOR DA		
81	11/05/25	ISSUED FOR DA		
82	11/05/25	ISSUED FOR DA		
83	11/05/25	ISSUED FOR DA		
84	11/05/25	ISSUED FOR DA		
85	11/05/25	ISSUED FOR DA		
86	11/05/25	ISSUED FOR DA		
87	11/05/25	ISSUED FOR DA		
88	11/05/25	ISSUED FOR DA		
89	11/05/25	ISSUED FOR DA		
90	11/05/25	ISSUED FOR DA		
91	11/05/25	ISSUED FOR DA		
92	11/05/25	ISSUED FOR DA		
93	11/05/25	ISSUED FOR DA		
94	11/05/25	ISSUED FOR DA		
95	11/05/25	ISSUED FOR DA		
96	11/05/25	ISSUED FOR DA		
97	11/05/25	ISSUED FOR DA		
98	11/05/25	ISSUED FOR DA		
99	11/05/25	ISSUED FOR DA		
100	11/05/25	ISSUED FOR DA		

These drawings are not to be scaled. Figured dimensions shall be used in all cases.

COPYRIGHT These drawings remain the exclusive copyright of ADM Architects. Reproduction in any form whether electronic, digital or otherwise, without the written permission of ADM Architects is prohibited. These drawings are not to be scaled. Figured dimensions shall be used in all cases. **DISCLAIMER** ADM Architects is not responsible for any errors or omissions in these drawings. The Client is responsible for ensuring that the drawings are used in accordance with the intended purpose. ADM Architects is not responsible for any errors or omissions in these drawings. The Client is responsible for ensuring that the drawings are used in accordance with the intended purpose. **DISCLAIMER** ADM Architects is not responsible for any errors or omissions in these drawings. The Client is responsible for ensuring that the drawings are used in accordance with the intended purpose. ADM Architects is not responsible for any errors or omissions in these drawings. The Client is responsible for ensuring that the drawings are used in accordance with the intended purpose.



JACKSON TEECE
Architects
Level 10, 100 Pitt Street
Sydney NSW 2000
Phone: (02) 9250 1000
Fax: (02) 9250 1001
www.jacksonteece.com.au

Project: PROPOSED 3-STAGE MIXED USE DEVELOPMENT COMPRISING OF HOTEL, OFFICE, HOTEL AND CLUB OVER BASEMENT PARKING
for 171 CROWN PTY LTD
80-82 CHURCH & 163-171 CROWN ST WOLLONGONG

scale: NTS
date: MAY 2025
drawn: MJ, SJ, HW, CA chld ADM
drawing: DEVELOPMENT APPLICATION SHADOW ANALYSIS 07
Project No: 2021-15B
Drawing No: A-407
Issue: PI