

## ADVICE

### WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

<b>DATE OF MEETING</b>	19/3/21
<b>PANEL MEMBERS</b>	Sue Francis, Alison McCabe, Scott Lee

Meeting held on-line hosted by Wollongong City Council, 41 Burelli Street, Wollongong on 19/3/21 opened at 1:30pm and closed at 5:00pm.

#### MATTER

Item 2 - Planning Proposal PP- 2016/3 - Former Port Kembla School, Military Road, Port Kembla

#### PUBLIC SUBMISSIONS

The Panel heard from the Olly Vujic, Ziggy Vujic and Gooch Vujic (owners), Luke Rollinson (MMJ), Lauren Turner (MMJ), Felicity Lewis (Studio GL), Neil Gross (Wilkinson Murray)

#### PANEL CONSIDERATION

The Panel considered the Council officer's report, draft Planning Proposal request and supporting documents, and the material presented at the meeting. Due to the bad weather the morning site inspection was cancelled.

#### PANEL DECISION

The Panel determined that revised draft Planning Proposal PP-2016/3 has strategic merit to remove the necessity for ground floor retail that currently exists for development within the B4 Mixed Use zone. However, the Panel does not believe there is strategic merit for significant FSR and height increases. It is noted that should the requirement of ground floor commercial be removed, this would automatically allow for more residential development within the existing maximum FSR that applies to the site.

From a site specific perspective, the Panel is concerned about the elevation of the site above the Port, and the likely noise & light spill from this essential employment site, and that increasing the residential density significantly is not desirable.

The Panel recommends the Planning Proposal be amended to retain the B4 Mixed Use zone, remove the WLEP2009 Clause 7.13 ground floor retail requirement, allow a maximum building height of 11m, but retain the maximum 0.5:1 site FSR. The Planning Proposal should also identify the site as a 'Key site' under Clause 7.18 of the WLEP which requires a DCP /or Concept Plan to ensure that all appropriate mitigation measures are integrated into the redevelopment of the site, and any built form outcomes are compatible with the surrounding low density residential character.

The Panel agrees with the open space allocation at the northern end of the site.

The decision was unanimous

PANEL MEMBERS

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Sue Francis  
(Chair)

A handwritten signature in cursive script, appearing to read "Alison McCabe".

Alison McCabe

A handwritten signature in cursive script, appearing to read "Scott Lee".

Scott Lee