

SOUTHERN REGIONAL PLANNING PANEL

SRPP No	2017STH019
DA Number	DA-2017/730, lodged 16 June 2017
Local Government Area	Wollongong City Council
Proposed Development	Demolition of existing buildings and ancillary structures and the construction of a mixed use development above basement parking
Street Address	115-117 Keira Street Wollongong – Lot 1 DP 510890 131-135 Keira Street Wollongong – Lot C DP 65920 131-135 Keira Street Wollongong – Lot 1 DP 152849 137-141 Keira Street Wollongong – Lot 2 DP 152849 2 Thomas Street Wollongong – Lot 2 DP 12385 2A Thomas Street Wollongong – Lot B DP 345880 4 Thomas Street Wollongong – Lot 3 DP 12385 6 Thomas Street Wollongong – Lot 4 DP 12385
Applicant/Owner	ADM Architects

Response to SRPP secretariat email 8 April 2019

On 8 April 2019 the SRPP requested further information from Council. This followed provision of Council's supplementary report to the SRPP on 21 March 2019.

Council's response to matters raised by the SRPP on 8 April 2019 is detailed below:

- the Panel requests advice from Council on why it has not pursued the applicant further for the additional information in relation to A1 and why it is satisfied that the conditions proposed are adequate to address heritage

Council forwarded the Panel's determination of 29 November 2018 to the applicant, and the applicant's response lodged 18 December 2018 has been provided to the Panel in full. The applicant indicated that these documents adequately addressed the Panel's requirements; the applicant did not communicate an intention to provide further heritage documentation.

Council's heritage officer has reviewed the applicant's response and recommended several new or amended conditions of consent. These conditions (now renumbered 3, 4, 12, 50, 54, 91, 101, 102, 103, 104, 106 and the deferred commencement condition) are contained in the attached revised draft conditions. Council is of the view that these conditions will result in detailed documentation of works to the heritage buildings to the satisfaction of the Panel and Council and ensure adequate financial arrangements for future maintenance.

If the Panel is of the view that the plans incorporating required BCA compliance works and the GML schedule are required prior to determination, Council has no objection to this approach and will adjust the draft revised conditions of consent.

- the Panel requests Council redraft the proposed conditions to make proposed condition 26 (named as 25 in the assessment report) a deferred commencement condition

This has been done – a revised set of draft conditions is attached. Condition 26 is now a deferred commencement condition and the remaining conditions have been renumbered.

- the Panel would also like Council's advice on the applicant's response to draft condition 12

Council forwarded the draft conditions to the proponent's planning consultant Stephen Gouge of Knight Frank Town Planning on 19 and 21 March 2019. To date no response has been received.

Wollongong City Council

10 April 2019