

BRIEFING DETAILS

BRIEFING DATE / TIME	11 March 2019 – 3.45pm – 4.45pm Site inspection undertaken before briefing
LOCATION	Wollongong City Council

BRIEFING MATTER

2018STH032 – Wollongong – DA-2018/1517 - Lot 1 Sec D DP 4167 and Lot 1 DP 908064 145-149 Princes Highway, CORRIMAL - Five Storey Affordable Rental Housing Development

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Acting Chair), Renata Brooks and Michael Mantei
APOLOGIES	Pam Allan
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Jessica Saunders – Senior Development Project Officer, John Wood – City Wide Planning Manager, Pier Panozzo – Manager Development Assessment and Certification (Acting), Kristy Robinson – Senior Development Project Officer, Nicole Ashton – Senior Development Project Officer , Janelle Johnston – Administrative Officer Planning Support
OTHER	Nil

KEY ISSUES DISCUSSED

- The proposal appears to be ‘cherry picking’ statutory controls to support the development.
- Clause 5.3 Development near zone boundaries of the Wollongong Local Environmental Plan 2009 is designed for permissibility matters and not to avoid compliance with a development standard. Hence a clause 4.6 exception request will be required to be provided to justify the proposed ground floor residential uses.
- The Panel noted that the character of the area did not support buildings of the height proposed.
- All recent developments in the immediate locality have complied with the height standard.
- Given the context of the site there may be arguments to support variation to the site width.
- The Panel noted that a 9m setback is required for the upper floor, pursuant to section 3F of the Apartment Design Guide.
- Building siting, height and the need to step in the upper storey and reduce overall height.
- As each boarding room has the capacity to accommodate more than a single person, an on-site manager’s residence is required.
- Any redesigned proposal should be referred to the Design Review Panel again, being particularly mindful of the relationship of the site with the adjoining R2 land.

TENTATIVE PANEL MEETING DATE: TBA