

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 3 March 2022, 11:00 – 11:45am
LOCATION	Video conference

BRIEFING MATTER(S)

PPSSTH-117 – Wollongong – DA-2021/1000 - 35-43 Flinders street, Wollongong

Demolition of existing structures, tree removal, remediation and construction of a 7 to 9 story shop top housing development

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Renata Brooks, Tim Fletcher, Michael Mantei, Cr David Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Anne Starr, Pierre Panozzo
DPE	Amanda Moylan

KEY ISSUES DISCUSSED

- Lack of pre-lodgement consultation with Council.
- Site context and other approvals within area.
- Draft Strategic Planning framework and existing zoning provisions.
- The Panel requested that the assessment report address issues around strategic objectives of the zoning.
- Reinforcement of locality as a business area and concerns around erosion of B6 land and the viability of commercial floor space and uses established if approved.
- Permissibility and consistency with objectives of the zone.
- LSPS provisions relating to shop top housing.
- Internal referrals.
- Public notification (8 submissions – 7 objecting and 1 supporting).

Contamination

- Progress of site contamination assessment provided. Council confirmed a preliminary site investigation (PSI) had been lodged and a further detailed site (DSI) contamination assessment will be required. Councils environmental officer requested the DSI.
- The Panel requested the Council ensure there is clarity around the suitability of the site and its intended use in terms of contamination

Views Analysis

- Council advised that a view analysis has not been undertaken. Council to complete an internal analysis and assessment. A further analysis will only be required from the Applicant if a significant view corridor is identified.

General Statutory Compliance

- Proposal is non-compliant with Sepp 65 ADG setbacks and other provisions.
- Compliance with WLEP 2009 not demonstrated.
- Compliance with WDCP 2009 not demonstrated.

Design Review Panel

- DRP considered proposal in Nov 2021.
- DRP does not support the proposal in its current form.

Next steps

- In November 2021 Council provided a letter to the Applicant seeking further information and outlining design concerns.
- Amended plans with a re-design are anticipated.
- Council will seek advice from the Applicant regarding timing of amended plans and advise the Panel accordingly.
- Applicant and Council briefing to occur once amended plans received and re-notified.

TENTATIVE DETERMINATION DATE SCHEDULED FOR TBA