

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 21 June 2022, 3:00 – 4.00 Site inspection undertaken before briefing
LOCATION	Wollongong City Council Offices and Teleconference

BRIEFING MATTER(S)

PPSSTH-141 – Wollongong – DA-2022/14 – 24 Kenny Street, Wollongong – Demolition of existing building / structures, construction of a new eighteen (18) storey mixed use development including hotel

PANEL MEMBERS

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

OTHER ATTENDEES

APPLICANT TEAM	Robert Gizzi (DWA), Luke Rollinson (MMJ), Sonny Embleton (Gyde) , Jared Beneru (proponent) Clair Kratochvil (Landscape Architect), Goran Ugrinovaki (Traffic/drainage flooding Engineer)
COUNCIL ASSESSMENT STAFF	Rebecca Welsh, Pierre Panozzo, Mark Adamson, Janelle Johnston
OTHER	Amanda Moylan

KEY ISSUES DISCUSSED

Council Briefing

- Site context
- Site and lot isolation provisions in WLEP and DCP
- Bulk, scale and design including minimum frontage width requirements (20m), FSR, and street frontage height
- Public exhibition (approximately 23 submissions received mostly by way of objection)
- Potential future easement for access
- ADG issues including communal open space improvements and separation between the two proposed uses (RFB and Hotel)
- Permissibility regarding hotel and café in relation to RFB
- Interface issues between hotel and residential uses
- Layout of Hotel and amenity impacts on the residents

- s4.6 variation relating to reduced separation to rear of property and variations to rear setbacks of surrounding buildings
- Construction impacts on neighbouring property
- Flooding including
 - Flood hazard area
 - Rising flood waters vs overland flow, noting this site is impacted by overland flow.
 - Water pathways
 - Floor levels, and the impact of floor levels on street interface
 - Stormwater management

Applicant Briefing

- The applicant addressed the matters raised in the RFI including:
 - Design responses in relation to flooding constraints
 - Site isolation
 - Integration of ROW as part of flood management solution
 - Considerations around building separation and rear set back under the LEP
 - Provision of 12m separation around tower
 - Compliance with ADG
 - DRP recommendations
 - Resolution of land use conflicts between hotel and residential component and shared uses of landscaped/open space areas
- The applicant provided a diagrammatic display of the elevation.
- At the Panels request, the applicant outlined the management of overland flow on the site including;
 - The direction of overland flow back to Kenny St via the driveway
 - Design of ramps and commercial carpark using a crest to divert overland water
 - Flood security shutter to loading dock
 - Overland flows to the culvert and then directed back to Kenny St to the north.
- Shortfall of hotel and motel accommodation in Wollongong
- Permissibility issues relating to Restaurant/Café use and connection to hotel use. Intention is for café to be ancillary to the hotel and to operate as a separate commercial café.
- Access points to the street have been minimised to reduce flooding impacts.
- The applicant indicated it is proposing to update the design to highlight the entry points to the lobby and the café in response to the DRP comments.

Next steps

- The Panel recommended the applicants continue to work closely with Council to resolve those issues and other matters in the RFI
- Council is to consider additional information once submitted and provide feedback on determination time frames
- Public determination meeting required due to >10 unique submissions received

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels