

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 12 April 2022 , 11.15 am
LOCATION	Video conference (MS Teams)

BRIEFING MATTER(S)

PPSSTH-146 – Wollongong – DA-2022/169

32 Flinders Street, Wollongong

Mixed Use Development - demolition of existing structures on site and construction of a mixed-use development comprising 119 residential apartments across two residential towers, 1293sqm of commercial floor space, ground and basement level parking and a childcare centre.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Vanessa Davis
DPE STAFF (RSD TEAM)	Verity Rollason

ISSUES DISCUSSED

- The development essentially comprises a shop-top housing style development, with commercial units on the ground floor, and residential units above. The development also proposes a childcare centre (on the first floor of one of the residential towers).
- The DA is currently being notified with no submissions received to date.
- Referrals (internal and external) have been sent out, awaiting all response to incorporate into the RFI for the applicant.
- The design review panel (DRP) considered the DA with comments received on the date of this briefing (12th April).
- The applicant participated in a pre-lodgement process with Council. Some changes have been noted for the application as lodged, but there remain a number of issues to be resolved before the application could be recommended for approval.

Strategic Land use along Flinders St

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- The commercial land zoning along Flinders Street is currently intended for bulky goods stores.
- The DA proposes a shop top housing style development with small commercial tenancy units on the ground floor.
- The Panel noted that this was consistent with the emerging pattern of developments recently approved along Flinders St.
- The Panel questioned Council's ability to maintain bulky goods type development within the corridor noting this emerging typology.
- Regardless, the DA needs to be assessed against the planning criteria currently in place.
- The ground floor commercial units could reasonably be designed to be adaptable to small scale units in future should strategic settings change.
- However, there are additional requirements for bulky goods commercial units that must still be met, such as rear access and truck access to enable the supply of bulky goods, and customer parking which is essential for bulky goods purchases.

Traffic, Parking and Servicing

- The DA does not currently provide rear access to commercial tenants for supply trucks.
- A turntable may be required to enable waste services for residential units. This could also be designed to enable trucks to supply bulky goods tenants.
- Suitable and sufficient parking for bulky goods customers is inadequate at present.
- Flinders Street is a classified road controlled by RMS, near to the entrance to the Wollongong CBD.
- In general, more parking needs to be provided in the development.
- The drop off zone parking for the childcare is limited, and concerns were noted regarding traffic flows in the car park when the drop off is full.
- Safety issues where trucks and childcare patrons are combined was also noted.

Childcare Centre

- DRP noted concerns with how the outdoor play area will be separated from public open space.
- DRP has noted safety concerns with the proposal for a shared lobby and entrance area for residents and childcare patrons
- The childcare centre is located along the southern boundary of the site, adjacent to serviced apartments and its recreation area. It is envisaged that acoustic controls will be required to buffer noise from the childcare centre.

Design Review Panel Issues

- DRP are not in favour of residential units on the ground floor.
- The applicant has proposed that residential apartments are suitable on the ground floor because they are above the commercial car park. Confirmation that this is compliant with the definition of shop top housing will be required.
- As a minimum Council will seek a separate entrance for these units (issues with shared lobby with childcare centre noted above) if they are to be accepted.
- The DRP is happy with the positioning of the two towers but suggests further changes could be made to improve solar access to public open space.
- With respect to the upper 7 storeys of residential units, the DRP raised minor concerns with layout of the units, in terms of privacy,

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- A 4.6 modification has been submitted to allow for a small height exceedance for the lift overrun.
- DRP has sought more commercial units instead of plant rooms on the ground floor along Flinders Street. It was noted that Flinders Street is not considered a high traffic pedestrian thoroughfare.

ISSUES TO BE RESOLVED/CONSIDERED

The Panel seeks clarification of the following:

- an understanding of the likely future strategic land use planning direction for Flinders Street (ie, bulky goods commercial versus employment zoning and shop top housing);
- assessment as to how the proposed development has satisfied the development controls for Childcare Centres as outlined in the relevant SEPP and related guidelines, for example, for air quality, proximity to classified (main) roads and so on;
- detail of how the onsite vehicle movements and parking will be accommodated and how conflicts will be minimised to ensure safety between the site's competing uses, that is: childcare centre patrons, commercial customers, truck movements to supply stores, waste services and residential tenants. This should also outline how the bulky goods units will be serviced for supplies; and
- Permissibility of residential units over commercial car parks as shop top housing.

NEXT STEPS

WC 9th May 2022: Expect to have received all referrals, completed preliminary assessment and drafted RFI.

WC 16th May 2022: RFI issued to applicant

WC 11th July 2022: Expect the applicant will have responded to the RFI

Next briefing: Mid July (approximately), following response to RFI by the Applicant. May seek the Applicant to attend briefing (TBD).