

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 1 June 2022, 12:55pm – 1:25pm Site inspection undertaken before briefing
LOCATION	32 Flinders Street Wollongong, Wollongong City Council – 41 Burelli Street, Wollongong

BRIEFING MATTER(S)

PPSSTH-146 – Wollongong – DA-2022/169 – 32 FLINDERS STREET WOLLONGONG 2500 – 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, Michael Mantei and David Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Brad Harris, Pier Panozzo, Mark Adamson, Vanessa David
DPE	Sung Pak

KEY ISSUES DISCUSSED

- The Panel was previously briefed on this matter on 12 April 2022.
- Flooding is the main issue with the site highly flood affected.
- The applicant submitted a more recent flood study with details provided to the Panel.
- The study indicates that flood waters from the east currently flow across the site heading west.
- The current design does not accommodate this overland flow.
- Council's flood engineer is currently reviewing the flood study with a view to seeking a solution.
- The Panel asked whether the flooding was a result of natural overland flow or was it related to discharge from a constructed drainage facility.
- There is a stormwater drain that runs north-south across the western boundary (the rear) of the site.
- The drainage channel is understood to be considered a natural watercourse (Armour Fairy Creek) and is on separate title and ownership.
- Council agreed to investigate the ownership and subdivision status of the stormwater drain.
- The matter was referred to NRAR for potential impact on the stormwater drain given it is considered a natural watercourse.

- The flooding and drainage issue raises the question of the wider problem and the developer's responsibility in any solution, especially given the stormwater flow is coming from the east, and there may be the need for extensive upgrade works both onsite and on the channel.
- The Panel asked Council to investigate whether similar issues were raised with the mixed-use development a few doors to the north on the same side of Flinders Street which was approved 5-6 years ago.
- Strategic Planning – Council advised that at this stage it is intended to retain residential and commercial by allowing shop top housing with commercial at ground level and to not encourage bulky goods commercial along Flinders Street. Council advised that it intended to limit shop top housing in other zones, but not in the commercial zone applying to Flinders Street.
- Query whether the development is properly characterised as shop top housing given the proposal involves a dwelling at the Flinders Street ground floor frontage to the building, the Panel suggested Council obtain legal advice.
- It is intended that Bulky goods commercial uses would move to more appropriate areas in the LGA.
- Council is currently conducting a City Centre Review for the area including the preparation of an Urban Design Framework and Economic Studies etc. Will go to Council next year.
- The current proposal generally complies with ADG although two residential units and the childcare centre will need to be removed/relocated from the ground floor.
- Any amended designs will be reviewed by the DRP following which a further briefing for the Panel will be scheduled.

Tentative determination scheduled for August/September subject to discussion.