

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 1 June 2022, 12:30pm - 12:55pm Site inspection undertaken before briefing
<b>LOCATION</b>	411-417 Crown Street, Wollongong, Wollongong City Council – 41 Burelli Street, Wollongong

#### BRIEFING MATTER(S)

PPSSTH-150 – Wollongong – DA-2022/395 – 411-417 Crown Street, Wollongong – Demolition of two (2) residential dwellings and construction of seven (7) storey health services facility with four (4) basement parking levels

#### PANEL MEMBERS

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

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Brad Harris, Pier Panozzo, Mark Adamson, Vanessa David
<b>DPE</b>	Sung Pak

#### KEY ISSUES DISCUSSED

- DRP considered the matter on 26 May 2022 and comments remain outstanding.
- 9 submissions received - all by way of objection.
- Overshadowing and privacy were the main concerns.
- Heritage item opposite the site.
- A large tree at the rear of the site.
- Imposing bulk and scale of the proposal on streetscape DRP recommends the building façade be redesigned to address the streetscape horizontally rather than vertically.
- Steps and ramps are crowded in the lobby area.
- DRP commented on the entry level, ground floor cluttering and overshadowing of private open space.
- DRP recommends overall review, redesign and amended plans.
- Waiting for internal engineers' comments on parking and servicing.
- Indicative plans show the proposal is similar to hospital layout.
- Council is satisfied with open plan and fit out to follow at a later stage. The Panel noted this could be accepted as long as the use is identified and clarified.
- Different use would need to be subject to a new DA.
- Uses need to be identified in operational conditions if approval is recommended.

- Need to look at ancillary services to health or medical facilities.
- Height compliant and wind study not required.
- The Panel requested follow up briefing once all additional information had been received.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR AUGUST/SEPTEMBER 2022**

**Planning Panels Secretariat**

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