

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 21 June 2022, 14:00 – 15:00 hrs A site inspection was undertaken before briefing
LOCATION	On site and at Wollongong City Council – 41 Burelli Street, Wollongong

PPSSTH-152 – Wollongong – DA-2016/1811/A - 91A BYAMEE STREET DAPTO 2530

Concept plan for site and road layout, 6 envelopes for residential flat buildings ranging from 3 to 4 storeys (Buildings A, B, C, D, E & F), and 2 envelopes for multi dwelling housing with a two-storey street wall and overall building height up to 9 metres (Buildings G & H), and 17,348 square metres of gross floor area within those building envelopes (0.893:1 Site FSR)

BRIEFING MATTER(S)

Modification A - amend masterplan for the site, including: reconfiguration of buildings D and F (now D1 and D2), providing two (2) buildings comprising four (4) wing elements; removal of the loop road, to be replaced with a cul-de-sac arrangement servicing buildings C, D (as amended) and E; reconfiguration of building E and amendments to select conditions 1, 3, 6, 7, 11, 12, 13, 15 and 23

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nicole Ashton
DPE	Amanda Moylan

KEY ISSUES DISCUSSED

- Site context and former use as a primary school.
- Proposed modification to Concept DA site plan
- Variances between approved and amended proposal.
- Statutory assessment pathway, noting Council confirmed the modification is made pursuant to s4.55(2)
- Extent of modifications and requirement to ensure the modifications will result in substantially the same development.
- Communal open space, landscaping and rooftop level open space
- Removal of some community open space.
- Fill proposed to SE corner.

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- DRP feedback regarding pedestrian linkages.
- Subdivision layout and modification of the subdivision boundaries (noting concept plan contains only indicative subdivision and lot layout).
- Access:
 - Replacement of the approved loop road (which was proposed as a public road) with a private ROW.
 - Functioning of internal road as ROW/private cul de sac.
 - The Panel raised concerns around the functionality of a private ROW/cul de sac for the internal access/driveway.
- Car Parking
 - Future car parking arrangements.
 - Access provisions to basement car parking.
- BCA issues around travel distances.
- Permissibility within R3 Zone, noting that Residential Flat Buildings are permissible in the zone.
- Redistribution of floor area across the site.
- Changes in basement sizes, building height and setbacks.
- Modifications sought to conditions of consent including;
 - Redistribution of RFBs across lots through the removal of column in condition 6 specifying the FSR for each lot.
 - Requirement for compensatory planting currently required to be provided with the stage 1 works.
 - Timing for provision of street trees and clarification of internal and external planting.
 - General update of conditions to reflect altered building descriptions.
- The Panel requested further advice around the following:
 - GFA calculations.
 - clarification that the lots resulting from the subdivision will not require subsequent cl4.6 variation if they do not meet the GFA (given the GFA is based on the entire site).
 - clarification and consideration of the type of subdivision proposed (Torrens or community title).
 - status of internal access (public road or private ROW).
- The Panel noted that changes to the above parameters may impact on the ability of the development to be considered to be substantially the same DA

NEXT STEPS

- Council to request additional information from the applicant.
- The Panel to offer the applicant the opportunity to meet at an appropriate time, following the Council's receipt of the response to the RFI.

TENTATIVE DETERMINATION DATE TO BE CONFIRMED

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