

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 27 July 2022, 10.00 – 11.00am Site inspection undertaken By State Panel members prior to briefing
LOCATION	Wollongong City Council - 41 Burelli Street Wollongong

BRIEFING MATTER(S)

PPSSTH-159 - Wollongong – DA-2022/469 – 14 COSGROVE AVENUE KEIRAVILLE 2500 – Multi-dwelling housing development including the construction of 5 individual buildings with a total of 42 dwellings and 96 car parking spaces with associated earthworks, tree removal, construction of an internal private accessway, landscaping, Asset Protection Zone (APZ), stormwater drainage, new electrical substation and strata subdivision of dwellings.

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting chair), Renata Brooks, Michael Mantei, Clr. David Brown
APOLOGIES	Susan Budd
DECLARATIONS OF INTEREST	Tim Fletcher - COI relating to working on a project where we have employed Edmiston Jones P/L.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Vivian Lee, Piere Panozzo, Linda Davis
OTHER	Amanda Moylan

KEY ISSUES DISCUSSED

- Background to site zoning, strategic context and implications of the draft Housing Strategy
- Previous site development history and discontinuance of previous LEC proceedings.
- Pre lodgement process.
- Owners Consent for adjoining property at 2 Cosgrove Ave.
- The Panel requested Council outline if and how the current development application addresses the reasons for refusal set out in the previous DA determination considered by the Panel - PPSSTH-26 (DA-2020/4)
- Stormwater management.
- Vegetation and riparian management works.
- Asset Protection Zones.
- Internal road networks.
- Proposed site works, including changes to cut and fill proposed in current DA, elevations and levels
- Visual Impact.
- Permissibility.
- Density and massing.

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- Council advised that referral to the Design Review Panel is voluntary. Mandatory referral is not triggered due to the proposed land use (multi dwelling development). Current application has not been referred.
- Integrated approvals.
- Aboriginal cultural heritage, broader cultural landscape considerations and consultation with LALCs.
- Local traffic and parking impacts.
- The Panel requested Council address the differences between the previous and current development in the preparation of the assessment report.

NEXT STEPS

- The Panel requested a further briefing with Council in late August 2022, following the completion of the public exhibition process and receipt of outstanding concurrence and referrals.
- The Panel noted Council intends to provide a status letter to the applicant, outlining identified threshold issues, and indicating the Panels wish to move towards determining the matter.

POST EXHIBITION COUNCIL BRIEFING TO BE SCHEDULED FOR LATE AUGUST 2022

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