

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 21 February 2023, Site Visit - 10.30-10.50am & Briefing 12.30-1.15pm Site inspection undertaken before briefing
LOCATION	Site Visit - 379 Crown Street Wollongong 2500 Briefing - Wollongong City Council

BRIEFING MATTER(S)

PPSSTH-178 – Wollongong – DA-2022/938 – 379 Crown Street Wollongong 2500 - Mixed use development - construction of a 21 storey building including commercial and retail spaces, 91 residential apartments and basement carparking

PANEL MEMBERS

IN ATTENDANCE	Site Visit and Briefing - Chris Wilson (Chair), Grant Christmas, David Brown
APOLOGIES	Juliet Grant
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Site Visit - Vanessa Davis, Pier Panozzo, Amanda Kostovski, Mark Adamson Briefing - Vanessa Davis, Pier Panozzo, Amanda Kostovski, Mark Adamson
APPLICANT REPRESENTATIVES	Briefing - Georges Jreije (Urban link), Luke Rollinson (MMJ Town Planning), Michel Bou Melhem (Client), Jared Beneru (Client)
OTHER	Site Visit and Briefing - Amanda Moylan (DPE) Briefing - Tracey Gillett (DPE)

KEY ISSUES DISCUSSED

- Council assessment staff provided the Panel with an overview of the proposed development and a status update of the application including discussion of:
 - Site context
 - Additional land acquisition, clarification of site boundaries, anticipated amendment to application
 - Design Review Panel feedback
 - Updated ADG assessment
 - Use and operation of easement (eat street) and relationship to built form outcomes
 - Implications on development potential for adjacent sites and lot isolation
 - Matters raised in additional information request issued to applicant in December 2022
 - Public domain, including street address and awnings to Crown Street
 - Conflict of uses
 - Solar access

- The Applicant team addressed the Panel and provided a presentation. The following key points were discussed;
 - Existing approvals for the site (including shop top housing at 4-8 Parkinson St and mixed use commercial within northern area of the site)
 - Intention to amend the current development application to include recently acquired site at 377 Crown Street to better address interface with adjoining development
 - Maintenance of easement and commercial agreements relating to access to adjoining property via the approved hotel on the corner of Osborne St and Princes Hwy
 - Response to DRP comments
 - Updated built form outcomes
- Amended application and plans;
 - Amended application, incorporating amended plans and site boundary, to be submitted to Council in approximately 5 weeks.
 - The Panel suggested the applicants meet with Council assessment staff once amended plans are available for lodgement, noting, the consent authority must agree to any amendments to the application
 - The Panel requested a further briefing once amended plans are received, public renotification complete and further comments received from the DRP and other key stakeholders.

TENTATIVE ASSESSMENT BRIEFING DATE SCHEDULED FOR APRIL 2023