

DATE OF DEFERRAL	6 May 2024
DATE OF PANEL DECISION	6 May 2024
DATE OF PANEL BRIEFING	30 April 2024
PANEL MEMBERS	Chris Wilson (Chair), Juliet Grant, Grant Christmas, David Brown, Tina Christy
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 22 April 2024.

MATTER DEFERRED

PPSSTH-178 – Wollongong – DA-2022/938 at 4-8 Parkinson Street and 377-383 Crown Street, Wollongong – Demolition of existing structures and construction of a 20-storey mixed use building consisting of commercial and retail space with 93 residential apartments and parking for 384 cars (as described in Schedule 1).

REASONS FOR DEFERRAL

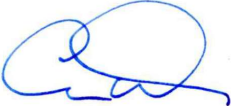


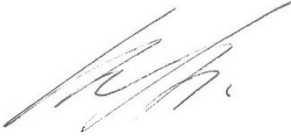

The panel agreed to defer the determination of the matter pending the submission by Council of a supplementary assessment report and revised recommended conditions of consent which address:

- The provision and consideration of a parking layout design plan/s that demonstrate that the basement layout can accommodate the swept paths of a B99 vehicle passing a B85 vehicle on all two-way circulation aisles in accordance with AS2890.1. This is to be demonstrated using swept path software which observes the required 300mm clearances specified in AS2890.1; and
- The need to ensure that should consent for this application be issued, consent is not being granted for any retrospective work approved and undertaken under DA-2021/10/70 (i.e. excavation for four levels of parking); and
- Any subsequent necessary changes to the recommended conditions of consent.

The Panel expects the revised information as referred to above to be submitted for Council's consideration within 1 week from the date of this deferral. Council is requested to update its assessment within 1 week of the receipt of revised information for the Panels deliberation. If revised information from the Applicant is not provided within the specified timeframe, the Panel may move to determine the DA based on the information currently at hand.

When this information has been received, the panel will determine the matter electronically. The Panel expects an addendum assessment report.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Christopher Wilson (Chair)	 Juliet Grant
 Grant Christmas	 David Brown
 Tina Christy	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-178 – Wollongong – DA-2022/938
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a 20 storey mixed use building consisting of commercial and retail space with 93 residential apartments and parking for 384 cars.
3	STREET ADDRESS	4-8 Parkinson Street and 377-383 Crown Street, Wollongong
4	APPLICANT/OWNER	Blaq Projects Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy No.65 (Design Quality of Residential Apartment Development) - Saved ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) – Saved ○ Wollongong Local Environmental Plan 2009 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 • Other relevant policies; <ul style="list-style-type: none"> ○ Wollongong City-Wide Development Contributions Plan 2022 ○ Wollongong Community Participation Plan 2019 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report: 22 April 2024 • Clause 4.6 request – Building Separation • Written submissions during public exhibition: 4 • Total number of unique submissions received by way of objection: 4
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 21 February 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Chris Wilson (Chair), Grant Christmas, David Brown ○ <u>Council assessment staff</u>: Vanessa Davis, Pier Panozzo, Amanda Kostovski, Mark Adamson ○ <u>Applicant representatives</u>: Georges Jreije (Urban Link), Jared Beneru (Blaq / Client), Luke Rollinson (MMJ), Michel Bou Melhem (Client) • Site inspection: 21 February 2023

		<ul style="list-style-type: none"> ○ <u>Panel members</u>: Chris Wilson (Chair), Grant Christmas, David Brown ○ <u>Council assessment staff</u>: Vanessa Davis, Pier Panozzo, Amanda Kostovski, Mark Adamson • Briefing: 11 October 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Chris Wilson (Chair), Juliet Grant, Grant Christmas, David Brown ○ <u>Council assessment staff</u>: Vanessa Davis, Pier Panozzo, Amanda Kostovski, Janelle Johnston, Mark Adamson ○ <u>Applicant representatives</u>: Georges Jreije (Urban Link), Mark Beauman (Urban Link), Jared Beneru (Blaq), Luke Rollinson (MMJ) ○ <u>Other</u>: Amanda Moylan (DPHI), Tim Mahoney (DPHI), Tracey Gillett (DPHI) • Briefing: 21 February 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Chris Wilson (Chair), Juliet Grant, David Brown ○ <u>Council assessment staff</u>: Vanessa Davis, Pier Panozzo, Mark Adamson ○ <u>Applicant representatives</u>: Georges Jreije (Urban Link), Mark Beauman (Urban Link), Luke Rollinson (MMJ) ○ <u>Other</u>: Tim Mahoney (DPHI), Tracey Gillett (DPHI) • Final briefing to discuss council's recommendation: 30 April 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Chris Wilson (Chair), Juliet Grant, Grant Christmas, David Brown, Tina Christy ○ <u>Council assessment staff</u>: Vanessa Davis, Pier Panozzo, Mark Adamson, April Wilkinson, Charlie Bevan. ○ <u>Applicant representatives</u>: Georges Jreije (Urban Link), Mark Beauman (Urban Link), Luke Rollinson (MMJ), Jared Beneru (Blaq), Donald Lee (Varga Traffic) ○ <u>DPHI</u>: Amanda Moylan, Tracey Gillett
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report