

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 21 February 2023, Site Visit 11:30-11:50 & Briefing 2:30-3:15pm Site inspection undertaken before briefing
LOCATION	On Site – 116 Corrimal St Wollongong 2500 Briefing – Wollongong City Council

BRIEFING MATTER(S)

PPSSTH-181– Wollongong - DA-2022/960 – 116 Corrimal St Wollongong 2500 – Mixed use development - Demolition of existing structures and construction mixed use 12 storey building, 10 residential levels containing 83 units, communal spaces, ground floor commercial, two (2) level basement parking and rear commercial parking

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 and Briefing - Pier Panozzo, Mark Adamson, Brad Harris
APPLICANT REPRESENTATIVES	Briefing - Angelo Di Martino (ADM Architects), Daniel Kostovski (Owner's rep), Elaine Treglown (Stantec)
OTHER	Briefing only – 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. The following matters were discussed.
 - Bulk, scale, setbacks, building height, ground floor layout, internal access arrangements and solar access
 - ADG compliance
 - Future use of commercial space and impact on parking requirements
 - Potential for laneway activation along western interface
 - Feedback from internal and external referrals
 - Lack of connection between street entrance and lower floors, particularly at the rear of the proposed building
 - Proposed height relative to height plane of existing approval.
 - Street activation

- Council provided a summary of the matters raised in the RFI including Transport NSW requirements, ongoing waste management, construction phase, car parking provision, clarification of laneway extension, heritage impacts, and impacts to development potential of site immediately to the east
- The Applicant addressed the panel and provided a presentation which outlined the proposed development scheme, and included clarification of the following;
 - Previous development history for the site.
 - Clause 4.6 request (height exceedance) balanced against community benefit of laneway access.
 - Purchase of land immediately to the east of the site which is to be incorporated into overall design of the proposal.
 - Amendments to the design scheme to be provided to reduce impacts including reduction of height by 1 storey, intention to amend parking arrangements through increased commercial and ground level parking, commercial lobby and lift access, realignment of entry, relocation of fire exits, covered pedestrian walkway, extended colonnade and deleted awning, improved arrangement for service vehicles, relocation of pool, resolution of setback issues.
 - Dedication of the laneway to Council to provide pedestrian connection and vehicular access.
 - DRP consultation and feedback pre and post lodgement.
- Amended plans to be submitted to Council in next 2-4 weeks (amend development application via cl37 *EP&A Regs*) with further Council and Applicant Briefing to be scheduled at the appropriate time.

TENTATIVE DETERMINATION DATE TO BE ADVISED

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels