

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 21 February 2023, Site Visit 11-11:20am & Briefing 1:30-2:15pm Site inspection undertaken before briefing
LOCATION	On Site - 7-9 Squires Way, North Wollongong Briefing – Wollongong City Council

BRIEFING MATTER(S)

PPSSTH-200 – Wollongong – DA-2022/1126 – 7-9 Squires Way, North Wollongong – St George Dragons High Performance Centre - Construction of building, two (2) playing fields, parking and landscaping, tree removal and public domain works

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, Amanda Kostovski
APPLICANT REPRESENTATIVES	Briefing - Sophie Kuszniarczyk (Ethos Urban), Marcel Bartrac (Bridge 42), Louis Lemessurier (Bridge 42), Chris Beattie (Neo Grp)
OTHER	Site Visit and Briefing – Amanda Moylan (DPE) Briefing – Tracey Gillett (DPE)

KEY ISSUES DISCUSSED

Council Briefing

- Council assessment staff provided the panel with a status update of the application which included discussion of the following matters.
 - Details of the site layout and the context of the proposed development in relation to broader university uses
 - Consistency with Master Plan (DCP) and the proposed building use, height and GFA.
 - Pre lodgement advice provided to the applicants recommending consolidated DA for relocation of the heritage structures and the subsequent construction of the proposed High-Performance Centre
 - The status of the development application for the relocation of the heritage structures (Nissan huts), in particular the views of NSW Heritage

- The Panel noted that the DA for the relocation of the huts was currently the subject of a request for further information from NSW Heritage which must also endorse the relocation.
- The Panel noted the co-dependencies between the concurrent DAs.
- Aboriginal Cultural Heritage (possible battleground/burial) within the vicinity of the site.
- Flooding and stormwater management
- DRP comments provided pre and post DA lodgement. Key issues included:
 - public use and accessibility of the building and playing fields
 - site context, siting and orientation
 - community benefit
 - heritage impacts
 - sustainability
 - refinement of facilities for pedestrians, cyclists, and vehicles.
 - relationship to broader UOW precinct
 - ground floor activation and safety
- Flood mitigation works incorporated into existing structures and storm water management
- Impact of concurrent DA on timing and the ability to issue consent
- Permissibility under WLEP
- 25 submissions received during exhibition phase, with significant public interest regarding heritage impacts
- Internal road arrangements and links to Squires Way.

Applicant Briefing

- The Applicant addressed the panel and provided a presentation which included;
 - A background to site selection, including completion of a feasibility study which identified the innovation campus identified as superior site
 - Longstanding relationship between St George Dragons and Wollongong University including formalised MOU and Heads of Agreement enabling progression to lodgement of the DA
 - Community Engagement undertaken by St George Dragons prior to lodgement
- The Applicant provided a summary of its response to key issues raised by Council as follows;
 - *Permissibility within the SP1 Special Activities Zone* - LEP permits wide range of development. The development will not exceed GFA cap for site
 - *Precinct Master Plan* – heritage precinct retained (via relocation), sizeable new building in northern precinct generally consistent with CHPC and main pedestrian spine
 - the development does not preclude the future delivery of the east / west road connection to Squires Way.
 - *Flooding* – design provides flood immunity for the elite eastern field in 5% AEP flood event. Design allows drainage of waterflow and provides acceptable response to flood level.
 - *Heritage* – NSW Heritage advised council that main DA needs to be treated as integrated development, but physical works can be assessed under separate DA. More streamlined for applicant as HPC can be assessed on own merits but concurrent lodgement provides transparency.
 - Options regarding an appropriate approach to heritage and the concurrent DAs being considered.

Current status and next steps

- NSW Heritage has asked for response to the RFI for the hut relocation DA in first week of March, noting the Applicant has committed to this, but may require additional time due to multiple stakeholders.

Planning Panels Secretariat

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- Design review process has been completed with a further response to be provided by the Applicant to Council. A further Panel briefing may be required dependent on any additional design response.
- Further Aboriginal Cultural Heritage due diligence is pending. Applicant is to provide a response to Council.
- RFIs from Council and Heritage NSW to be collated by the Applicant. Further consultation is to be scheduled with Council within the next month.
- The Panel provided the following feedback:
 - Heritage issues for concurrent DA need to be resolved for the finalisation of the subject DA.
 - The Panel remains concerned regarding the lodgement of concurrent DAs with unresolved dependencies. Whilst concurrent DAs are possible within the legislative framework, the Panel is concerned that there are practical implications with this approach. The Applicant team noted the comments of the Panel.
- The Panel requested the Applicant provide Council with regular and ongoing status updates. A further Panel Briefing is to be scheduled once the comments of NSW Heritage are received and the implications for the consideration of the Centre for Excellence DA are better understood.

TENTATIVE UPDATE BRIEFING SCHEDULED FOR APRIL 2023