

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 24 October 2023, 2:15pm – 3:45pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-200 – Wollongong – DA-2022/1126 - 7-9 Squires Way, North Wollongong - St George Dragons High Performance Centre

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Grant Christmas, Juliet Grant, David Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Theresa Whittaker, Pier Panozzo, April Wilkinson, Amanda Kostovksi
APPLICANT REPRESENTATIVES	Ella Coleman (Ethos Urban), Chris Beattie (Neo Grp), Marcel Batrac (Bridge42), Ryan Webb (Dragons), Kathleen Packer (UOW), Marc in het Panhuis (UOW), Mark Roberts (UOW), Michael Oliver (Ethos Urban), Grant Henman, Al Baxter
OTHER	Amanda Moylan (DPE), Tim Mahoney (DPE), Tracey Gillett (DPE)

KEY ISSUES DISCUSSED

Council's assessment planner provided the Panel with an update of the assessment of the application including the following:

- Details of the amended application, the renotification process and issues raised in submissions.
- Key assessment issues including flooding, impacts on heritage items and Aboriginal cultural heritage, design quality and urban design, traffic, parking, pedestrian/cycling connectivity, amenity concerns and landscaping.
- Request for information (RFI) to be sent to the applicant once all internal referral responses were received from Council's Heritage and Stormwater Officers.

The applicant gave a presentation on the revised scheme and highlighted the amendments made to reduce impacts on the heritage items.

- The Panel queried the functionality of the proposed community field and lack of supporting amenities (change rooms, toilets etc). The applicant advised that whilst the community field was proposed primarily for the use of the 114,000 strong 'St George Illawarra Dragons Community', it would be accessible to the broader community.

- The applicant noted the availability of amenities including toilets and change rooms in the main building for visitors and community groups. There was no commitment to the afterhours availability of the amenities for members of the public who may be using the 'community field' to the north.
- Council advised that there is no requirement in the WDCP for a public field and for this to be provided with accompanying amenities.
- The panel queried if the 'Player and Staff Dining' space in the main building was considered in the acoustic report. The applicant advised that the area will not be a significant source of noise as it would not be hosting large functions/events that would impact the acoustic privacy/amenity of nearby and adjoining properties.
- The applicant confirmed it had received the most recent Design Review Panel (DRP) comments and were working through them whilst waiting on a detailed RFI from Council.
- The panel set a tentative determination meeting in March 2024, noting that the ability to meet this timeframe would be dependent on:
 - the applicant's timely response to Council's RFI;
 - whether renotification is required;
 - the timely receipt of external referral responses; and
 - the completion of Council's assessment.
- Council advised an RFI is likely to be issued within the next 7 days and a decision on the need to renotify and re refer would be made once the applicant's response to the RFI was understood.

A TENTATIVE PUBLIC DETERMINATION MEETING DATE WAS SET FOR 13 MARCH 2023