

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 28 March 2023, 12:15pm – 1:30pm Site inspection undertaken after briefing
<b>LOCATION</b>	Wollongong City Council and on site at 39 Princes Highway, Corrimal

#### BRIEFING MATTER(S)

PPSSTH-222 – Wollongong - DA-2022/1357 - 39 Princes Highway Corrimal - Mixed Use

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Briefing and Site Visit: Chris Wilson (Chair), Grant Christmas, Juliet Grant, Cr David Brown,
<b>APOLOGIES</b>	Cr Tania Brown
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Briefing: Andrew Kite, Mark Adamson Site Visit: Andrew Kite
<b>APPLICANT REPRESENTATIVES</b>	Briefing: Brendon Clendenning (CPS Planning), Carl Elassal (Thrive Edu), Anthony Nolan (Kennedy Assoc), Mahshid Karami (Kennedy Assoc)
<b>OTHER</b>	Briefing and Site Visit: Amanda Moylan (DPE), Tracey Gillet (DPE)

#### KEY ISSUES DISCUSSED

- RFS has recommended the creation of an APZ. A portion of the proposed APZ which will need to be provided on adjoining land owned by a third party
- BDAR has been provided and credits are required
- Deceleration lane is required and will result in clearing, excavation, and a sizeable retaining wall
- Pre lodgement process noting Council's concerns with lack of elevation plans and the need to adequately articulate built form
- Proposed built form – including building arrangements and locations within the site, bulk and scale of proposed buildings and juxtaposition/proximity to adjoining residences.
- Council's concern re lack of justification for cl 4.6 request
- Relationships between the two proposed buildings having regard to their respective uses
- Integration of play areas within childcare facility
- Connectivity between group home and bus stop
- Car parking arrangements (noting use of mechanical car stacker)
- Natural light and amenity taking into consideration subterranean spaces and under crofts with little access to natural light
- BCA requirements for evacuation noting vulnerable demographic

#### Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |  
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- Contamination – DSI completed
- 23 submissions received so a public meeting will need to be conducted
- Waiting on additional internal and external referrals

#### **APPLICANT BRIEFING**

Issues raised with Applicant during briefing:

- Justification for cl 4.6 request
- Retaining walls and deceleration lane and extent of cut to create the slip lane and loss of vegetation
- Subterranean connections between 2 proposed uses
- Offsite vegetation impact due to bush fire prone vegetation to the north of the site including the need to obtain landowners consent to create APZ
- Other referrals including environment (BDAR)
- Clarification of uses within site, including details around day program, and Link between the uses – Day program is open to members of the units and also members of the public – it is the same operator?
- Location of childcare centre relative to southern boundary
- Access and egress arrangements for emergencies

#### **THE PANEL**

- Target assessment report date 31 August 2023
- Target determination date 13 September 2023

**TENTATIVE DETERMINATION DATE SCHEDULED FOR SEPTEMBER 2023**

#### **Planning Panels Secretariat**

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