

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 28 March 2023, 10:30am – 11:45am Site inspection undertaken before briefing
LOCATION	Wollongong City Council and on site at 2 Gladstone Ave, Wollongong

BRIEFING MATTER(S)

PPSSTH-225 - Wollongong – DA-2023/156 – 2-4 Gladstone Ave / 357-363 Crown St Wollongong – Mixed Use

PANEL MEMBERS

IN ATTENDANCE	Site Visit and Briefing: Chris Wilson (Chair), Grant Christmas, Natasha Harras, Cr David Brown,
APOLOGIES	Cr Tania Brown
DECLARATIONS OF INTEREST	Juliet Grant

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Site Visit and Briefing: Nigel Lamb; Amanda Kostovski, Nigel Lamb, Pier Panozzo, John Wood
APPLICANT REPRESENTATIVES	Briefing: Charbel Kazzi (Wollongong Investments No.5); Troy Loveday (Planning Ingenuity), John Kavanagh (BKA Architecture), Alfonso Casanova (BKA Architecture), Jesus Garcia (BKA Architecture)
OTHER	Briefing: Amanda Moylan (DPE), Tracey Gillet (DPE)

KEY ISSUES DISCUSSED

- Site context and surrounding development (existing and proposed)
- Historical development of the site
- Council's Heritage officer has flagged potential need to refer DA to Heritage NSW (unexpected archaeological finds)
- Retention of Fig Tree
- Bulk and scale, podium height and transition across the development site
- Interface with adjacent land uses
- Street activation particularly at corner of Gladstone Avenue and Crown Street and along Gladstone Ave closer to Mantra Hotel
- Podium height and car parking arrangements and opportunities to provide additional car parking underground noting that car parking and servicing is driving podium height
- Architectural expression particularly given prominence of the site
- CPTED principles
- Garbage room location and servicing arrangements
- Council awaiting response to outstanding referrals before issuing RFI
- Council advised that any response to RFI likely to be referred to DRP for further comment

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- The Panel asked the Applicant to provide rendered elevations including the full extent/frontage on Gladstone St with the Mantra.

Applicant Briefing

- The Applicant provided a powerpoint presentation outlining the proposal and the following key elements:
 - Site context
 - Site connections to public transport and public services
 - Compliance with Wollongong LEP
 - CI 4.6 request relating to building separation
 - Wollongong DCP. The DA includes a departure from Housing mix provisions under 6.2.2 in response to market demand
 - Car parking and traffic. The DA addresses the requirement for no access via Crown St and Gladstone Ave
 - Pedestrian connections through the site
 - Landscaping
- Pre DA process and outcomes of Pre DA-Design Review Panel
- Broad objectives for the project
- Appropriate bulk, massing, and view lines
- Integration of tree into broader redevelopment of the site
- Urban design and emphasis on pedestrian links and broader amenity
- The Panel noted that the site is prominent in Wollongong and that whilst the proposal addresses the fundamentals required to achieve an appropriate outcome on the site (i.e., two towers) and was generally compliant, it was considered that more needed to be done to demonstrate design excellence particularly in relation to:
 - The need to improve the interface with adjacent Mantra Hotel including increasing the view lines to the Fig Tree
 - The need to improve street activation through the provision of active uses along the street at multiple levels and by minimising servicing at street level
 - The potential for improved vistas through the site in general
 - The potential to have services enter from Gladstone St and occupant parking from Parkinson St
 - The potential to improve the connectivity between the bulk of the communal open space and the Fig Tree
 - A wider and more activated internal pedestrian link from adjoining residential properties, Gladstone St and the Mantra, having regard to CPTED principles, and
 - Parking arrangements having regard to the height and bulk of the podium
 - Consideration of design sustainability, having regard to design excellence and upcoming revised BASIX.
- Council confirmed that vehicular access is permissible from Gladstone St
- The Panel urged the Applicant to continue discussions with Council to achieve a good planning outcome for the site
- The matter is scheduled for a DRP meeting on 22 May 2023
- Council's assessment report will need to be finalised by 1 September 2023

TARGET DETERMINATION DATE 15 September 2023

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