



BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 10 October 2023, 1-2pm
LOCATION	MS Teams

BRIEFING MATTER(S)

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

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Grant Christmas, Natasha Harras, David Brown
APOLOGIES	Tania Brown
DECLARATIONS OF INTEREST	Juliet Grant

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nigel Lamb, Pier Panozzo, Amanda Kostovski, Janelle Johnston
APPLICANT REPRESENTATIVES	Charbel Kazzi (Wollongong Investments No.5); John Baker, Troy Loveday (Planning Ingenuity), Jeff Mead (Planning Ingenuity), John Kavanagh (BKA Architecture), Alfonso Casanova (BKA Architecture), Jesus Garcia (BKA Architecture), Shaun Carter (BKA Architecture / CarterWilliamson)
OTHER	Amanda Moylan (DPE), Tracey Gillett (DPE), Tim Mahoney (DPE)

KEY ISSUES DISCUSSED

Council assessment staff briefed the Panel and provided the following details regarding the status of Council's assessment of the application including the following matters:

- The outcomes of ongoing discussions between Council assessment staff and the applicant regarding the applicant's response to key assessment issues raised in the RFI and comments provided by the Design Review Panel (DRP);
- Council advised that it is awaiting the formal submission of amended documents in response to issues raised by the Design Review Panel and matters raised in RFI;
- Changes to zoning of site since lodgement of DA (from B3 Commercial Core to E2 Commercial Centre). Council assessment staff confirmed the proposed shop to housing development remains permissible with consent;
- Time frames for the submission of information and reporting of the DA to the Panel for determination;
- Public exhibition (3 submissions received); and
- Status of internal and external referrals.

The applicant addressed the Panel and provided a presentation which outlined proposed amendments to the application. The Panel acknowledged the positive changes made to the design so far and discussed the following matters with the applicant:

- Design response to Council's concerns in regard to the presentation of the building to the Gladstone Ave/Crown Street corner;
- Relocation of the substation and waste disposal area to the area of the site fronting Gladstone Ave;
- Proposed changes to the southern pedestrian site link and the applicant's decision to remove the public thoroughfare from the proposal and instead include it as a private landscaped area, primarily for practical and legal reasons;
- Setback changes from 0-6m from boundary to podium line at ground level; and
- Landscaping arrangements to ensure the retention and protection of the existing heritage listed fig tree.

Next Steps

- The applicant is to submit a package of amended information to Council by mid November 2023;
- DRP to be scheduled before end of 2023; and
- The Panel requested that following the next DRP meeting, the applicant provide Council with a tabulated report which identifies how the amended proposal responds to comments provided by the DRP.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 26 MARCH 2024