

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 25 June 2024, 10am – 11:30am
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, Marjorie Ferguson, David Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	Juliet Grant

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nigel Lamb, Mark Adamson
APPLICANT REPRESENTATIVES	Charbel Kazzi (Level 33), Eddy Haddad (Applicant), David Gownlock (Arborist), Angus Lynch (BKA Architecture), Troy Loveday (Planning Ingenuity), Shaun Carter (Carter Williamson) John Baker (BKA Architecture)
DPHI	Amanda Moylan, Tracey Gillett

KEY ISSUES DISCUSSED

- Key issue regarding solar access and overshadowing of the heritage Moreton Bay Fig tree located on the site.
- Comments provided by Council’s independent arborist (Moore Trees, 24 June 2024) in response to applicant arborist report.
- Acceptable design scenarios for the tree and level of compromise or redesign to the project that is required to minimise impact on tree.
- Sun’s Eye View diagrams to enable the applicant and Council to quantify the impacts on the tree and complete further analysis.
- Council advised that;
 - other matters raised by Councils consultant arborist regarding lawn, pruning and construction impacts can be resolved.
 - outstanding issues relating to stormwater, traffic and environment can be resolved.
- The Panel acknowledged the responsiveness of the applicant to the matters raised by Council during its assessment of the development application and the work the applicant has undertaken in attempting to investigate similar development scenarios.

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- The Panel requested the applicant update the projects Sun's Eye View diagrams to;
 - Clearly identify the Moreton Bay Fig tree behind the proposed building (Building A) and the proportion of the tree receiving solar access between 9am and 3pm during winter, the equinox, and summer.
 - Ensure the impact of surrounding development on solar access to the tree is also identified.
 - Quantify how much solar access the tree is likely to receive and undertake a comparable analysis with similar Moreton Bay Fig trees with comparable solar access.
- The applicant confirmed the additional Sun's Eye View diagram and comparative analysis will be uploaded to the Portal by 5 July 2024.
- Council agreed to finalise its assessment report and draft conditions of consent by late July/early August 2024.
- The Panel will consider the assessment report once it has been uploaded to the Portal and will confirm if a final briefing is required with Council and the applicant prior to final determination.

DETERMINATION ANTICIPATED IN AUGUST 2024

Planning Panels Secretariat

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