

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 25 July 2023, 9:45am – 11am A site inspection was undertaken after the briefing by the Panel Chair.
LOCATION	Wollongong City Council / MS Teams

BRIEFING MATTER(S)

PPSSTH-253 – Wollongong - DA-2022/714 - 37-39 Burelli Street, Wollongong - Mixed Use Development

PANEL MEMBERS

IN ATTENDANCE	Briefing (in-person): Chris Wilson (Chair) (part by VC), David Brown Briefing (VC): Juliet Grant Site Visit: Chris Wilson (Chair)
APOLOGIES	Grant Christmas, Mark Carlon
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Anne Starr, Mark Adamson, Amanda Kostovski
APPLICANT REPRESENTATIVES	Briefing (In-person): Angelo Di Martino (ADM Architects), Peter Taranto & Daniel Hodge (representing client group - Esplanade Wollongong), Luke Rollinson (MMJ Planning), Cartia Taranto
OTHER	Briefing and Site Visit: Amanda Moylan, Tim Mahoney (DPE)

KEY ISSUES DISCUSSED

Council Briefing

Council assessment staff provided a background to the lodgement and progression of the DA and discussed the following matters:

- Delay in the referral to the Panel due to amendments to the application (including a revised CIV).
- Unresolved external referrals (TfNSW).
- Background to the previously approved hotel development on site and resolution of TfNSW issues.
- A preliminary assessment of the revised plans lodged in February raised some initial concerns that needed to be addressed including:
 - façade treatments to the south which are completely exposed.
 - the western laneway (natural light, security, and presentation of the wall).
 - massing of the tower.
 - solar access and cross ventilation.

- the residential lobby, and its interface with the street (flooding, stormwater, and amenity).
- communal open space design (solar access).
- impacts of the western elevation on the laneway including usability (CPTED) and general amenity on the laneway.
- the impact of the built form on the Corrimal St elevation
- The council's Design Review Panel (DRP) raised issues with the design that in its opinion would make it difficult for the development to achieve the design excellence provisions in councils LEP. The applicant has responded to the DRP's comments with a revised design. Residual concerns remain. Referral comments to be provided to the applicant in a request for information.
- Information relating to both flooding and swept paths remains outstanding.
- LEP height and FSR are compliant.
- Parking to be checked.
- Cl 4.6 departure for building separation to the southern elevation (between proposed building and council's car park).
- Curb-side bin collection as opposed to collection within the building.
- 2 submissions were received during the exhibition period.

Applicant Briefing

The Applicant provided the Panel with a briefing which outlined the design concept, and which noted the significance of the project to the Wollongong CBD, particularly in relation to the provision of housing. The following matters were discussed:

- Revised scheme and design amendments in response to DRP comments.
- Outline of exiting Hotel approval on the site and attempts to keep design outcomes consistent with this approval.
- Waste management, on site compaction, proposed kerbside collection on Burelli St, and arrangements for commercial waste to be collected on site via the loading bay.
- Potential build to rent project to provide affordable housing.
- Confirmation that no specific uses have been identified at this stage for the ground floor commercial tenancies.

Next Steps

- The Panel indicated a desire for a good design outcome and indicated it would consider the overall design when determining the application including ensuring the design excellence requirements of the LEP are satisfied.
- The Panel acknowledged that Burelli Street is a main pedestrian throughfare and the development will occupy a prominent position on the edge of the City Centre.
- The Panel was confident that a sound planning outcome could be achieved and urged the applicant to work closely with council to resolve outstanding matters.
- The Panel requested Council assessment staff to issue further correspondence to the applicant outlining residual matters to be addressed including those relating to transport, design and stormwater.
- The Panel also requested that Council confirm whether the proposed development will provide affordable housing.
- The Panel requested Council provide a consolidated set of plans to the portal.

TENTATIVE DETERMINATION DATE TO BE SCHEDULED FOR NOVEMBER 2023

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels