

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 13 February 2024, 11am – 12:15pm
<b>LOCATION</b>	MS Teams

**BRIEFING MATTER(S)**

PPSSTH-253 – Wollongong - DA-2022/714 - 37-39 Burelli Street, Wollongong - Mixed Use Development - Demolition of existing structures and construction of 14 storey building, two (2) commercial spaces, 71 residential apartments, basement and podium sleeved parking, associated communal open space and landscaping

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Chris Wilson (Chair), Juliet Grant, Grant Christmas, David Brown
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Anne Starr, Pier Panozzo, April Wilkinson
<b>APPLICANT REPRESENTATIVES</b>	Angelo Di Martino (ADM Architects), Luke Rollinson (MMJ Planning), Peter Taranto (Esplanade Wollongong), Stephen Falkner (JN Engineering)
<b>OTHER</b>	Tim Mahoney (DPHI), Tracey Gillett (DPHI)

**KEY ISSUES DISCUSSED**

Council assessment staff provided the Panel with an update on the assessment of the application with the following matters being discussed:

- Outstanding Council referrals: flooding and waste.
- Proposed waste collection arrangements: early morning collection proposed to minimise conflict with other vehicles.
- Non-compliances with ADG and BCA outstanding. Issues with cross ventilation, common open space, internal amenity, and pedestrian walkway.
- CPTED concerns regarding ground floor and front entrance.
- Concerns regarding the walkway between the site and Council building and the treatment of the wall.

The Panel noted these issues were not communicated to the applicant prior to the briefing.

The applicant addressed the Panel and advised as follows:

- Responses addressing waste collection were provided in response to Council's request for information on 30<sup>th</sup> October 2023 and 24 January 2024.
- Unaware of any additional outstanding issues apart from waste.
- Expressed a commitment to addressing further issues if raised by Council in another request for information.
- On site collection service is not a requirement of the DCP and that the collection point on Burelli Street has been designed to limit impacts on nearby bus services/stops. It is proposed that all commercial waste will be collected in the basement, with only residential waste to be collected on Burelli street. A waste compactor is proposed to be used to reduce output and the number of bins requiring collection on Burelli Street.
- On-site waste collection is only feasible if a smaller vehicle is available and is not feasible without redesign of the basement which would result in a substantial loss of the commercial units.

#### Next Steps

- Council to finalise its assessment of the development application. Should the assessment identify further areas requiring clarification, an additional request for further information will be prepared.
- Further discussion between council and applicant to resolve outstanding issues around waste collection.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR: 8 MAY 2024**