

DATE OF DEFERRAL	10 May 2024
DATE OF PANEL DECISION	10 May 2024
DATE OF PANEL BRIEFING	8 May 2024
PANEL MEMBERS	Chris Wilson (Chair), Juliet Grant, Grant Christmas, David Brown, Tina Christy
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 1 May 2024.

MATTER DEFERRED

PPSSTH-253 – Wollongong - DA-2022/714 – 37-39 Burelli Street, Wollongong 2500

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.

REASONS FOR THE DEFERRAL

The Panel generally agreed with Council's recommendation for refusal, specifically as it related to waste. The Panel has consistently argued that on street waste collection for such a large mixed-use development on the edge of the CBD would represent a poor planning outcome.

However, the Panel noted that the Applicant had uploaded a revised waste strategy the night before the meeting. The revised waste strategy is understood to involve waste collection by SRVs from within the building. Given that neither Council nor the Panel had considered this material, it was agreed to defer the determination of the matter until an addendum assessment report and if applicable, draft recommended conditions of consent had been provided by Council for the Panel's consideration.

The Panel requested that in addition to the revised waste strategy, the Applicant should undertake and provide the following to Council for its consideration:

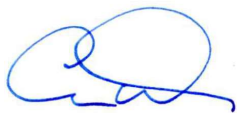




1. A comparative analysis of waste collection from within the building by MRVs vis a vis SRVs. This should include swept path analysis, necessary design changes, and any financial implications of each option for Council (rate payers); and
2. ADG compliance in particular the need to maximise cross ventilation in dwellings located on the first and second floors (i.e. those dwellings adjoining the sleeved car parking.

The Panel also understood that there were two additional matters that were yet to be fully considered/resolved involving stormwater and the public art strategy which may require the submission of additional information. These matters should also be addressed in the addendum report supported by any additional information from the Applicant as required.

The Panel expects the information referred to above to be submitted by the Applicant by Friday 1st June 2024. Council is requested to provide an addendum assessment report, and if applicable, draft recommended conditions of consent for the Panels further consideration by Friday 14th June 2024. Should the revised information from the applicant not be provided within the above time frame, the Panel will move to determine the DA based on the information currently at hand.

Any information provided in support of the application, and any further addendum assessment report, and if applicable draft recommended conditions of consent, must be uploaded to the ePlanning Portal. Once uploaded, the information will be published to the Department of Planning, Housing, and Infrastructure website, and will be distributed by electronic circulation of papers to the Panel for final determination.

The decision to defer the matter was unanimous. The Panel adjourned the briefing to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Chris Wilson (Chair)	 Juliet Grant
 Grant Christmas	 David Brown
 Tina Christy	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-253 – Wollongong City Council – DA-2022/714
2	PROPOSED DEVELOPMENT	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
3	STREET ADDRESS	PPSSTH-253 – Wollongong - DA-2022/714 – 37-39 Burelli Street, Wollongong 2500
4	APPLICANT/OWNER	Applicant: ADM Projects Australia Pty Ltd Owner: Burelli Investment Holdings Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Building and Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ SEPP No. 65 (Design Quality of Residential Apartment Development)(Saved) ○ Wollongong Local Environmental Plan 2009 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 • Other policies: <ul style="list-style-type: none"> ○ Wollongong City Wide Development Contributions Plan (2023) ○ Wollongong Community Participation Plan 2019 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report: 1 May 2024 • Clause 4.6 request – departure from clause 8.6 (Building Separation) • Written submissions during public exhibition: 2

		<ul style="list-style-type: none"> Total number of unique submissions received by way of objection: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 25 July 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Chris Wilson, David Brown, Juliet Grant (by VC) <u>Council assessment staff</u>: Anne Starr, Mark Adamson, Amanda Kostovski <u>Applicant representatives</u>: Angelo Di Martino (ADM Architects), Peter Taranto & Daniel Hodge (representing client group - Esplanade Wollongong), Luke Rollinson (MMJ Planning), Cartia Taranto <u>DPE representatives</u>: Amanda Moylan, Tim Mahoney Site inspection: 25 July 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Chris Wilson Site inspection: 30 August 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Grant Christmas, Juliet Grant, Mark Carlon Status Update Briefing: 6 December 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Juliet Grant (A/Chair), Grant Christmas, David Brown <u>Council assessment staff</u>: Anne Starr, Mark Adamson, Amanda Kostovski <u>DHIE</u>: Amanda Moylan, Tim Mahoney Final briefing to discuss council's recommendation: 8 May 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Chris Wilson, David Brown, Grant Christmas, Juliet Grant, Tina Christy <u>Council assessment staff</u>: Pier Panozzo, Anne Starr, Mark Adamson, April Wilkinson <u>Applicant representatives</u>: Angelo Di Martino (ADM Architects), Harrison Taranto & Daniel Hodge (representing client group - Esplanade Wollongong), Luke Rollinson (MMJ Planning) <u>Applicant representatives</u>: Amanda Moylan, Tracey Gillet, Tim Mahoney
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not applicable