

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 6 September 2023, 11am – 12.45pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-270 – Wollongong - DA-2023/550 - Railway Street CORRIMAL 2518 - Corrimal Coke Works Stage 1 Built Form

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson, Juliet Grant, Grant Christmas, David Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Rebecca Welsh, Pier Panozzo, Nigel Lamb, Anne Starr
APPLICANT REPRESENTATIVES	Adrian Kilburn (Legacy Property), Steve Ball (Legacy Property), Andrew Harvey (Urbis), Rob Battersby (Urbis), David Randerson (DKO), Conrad Johnston (Studio Johnston), Maha Mustafa (DKO Architects), Johnathon Tong
OTHER	Amanda Moylan (DPE), Tracey Gillett (DPE), Timothy Mahoney (DPE)

KEY ISSUES DISCUSSED

Council Briefing

- The Council gave a presentation and overview of the development and site context.
- The existing site contains a large number of trees, of which many are proposed for removal under the Stage 1 bulk earthworks proposal (DA-2023/166).
- The site contains a State and locally listed heritage item.
- A proponent-initiated planning proposal (PP) commenced in October 2017 and was adopted in April 2022.
- The PP amended the industrial zoning to enable future mixed use residential and recreational development.
- A site specific DCP was adopted in June 2022, and a Planning Agreement (VPA 2022/9) with Council subsequently executed for the transfer of land and infrastructure.
- Staging and sequencing (Tranche 1: Enabling Works, Tranche 2: Adaptive reuse, early works and landscape embellishment and, Tranche 3: built form development)
- Development history and concurrent DAs
 - DA-2022/1200: Super-lot subdivision (approved under delegation 30 June 2023)

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- DA-2022/149 Demolition of selected structures to slab on-ground levels (approved by LPP on 18 July 2023).
- DA-2023/166 seeks approval for bulk earthworks
- Pre-lodgement meetings have been held with Council relating to recreational parks, bulk earthworks, public domain works, and the landscape design required to deliver the new Heritage Plaza Precinct.
- Varying FSR 1.2:1 and 1.5:1 applying to Stage 1. 15m height limit applies to Stage 1.
- Clause 7.18 – Design Excellence requirements.
- Pre-DA Design Review Panel meeting was held on 8 May 2023
- Public exhibition is currently underway, with notification closing on 22 September 2023.
- Internal referrals to multiple divisions of Council, and external referrals to Heritage NSW, Transport for NSW (TfNSW), Sydney Trains, DPE – Water and Endeavour Energy.
- Key assessment issues include:
 - staging of the development and the interrelationships with the approved, current, and future development applications:
 - site wide issues as they relate to the Stage 1 Built Form development including contamination and remediation, and heritage and biodiversity;
 - design excellence and ADG assessment;
 - waste management;
 - consistency with masterplan and site specific DCP; and
 - external agency consultation.
- Next steps: assessment ongoing noting that referrals are outstanding, public notification ends in late September, and an further DRP meeting needs to be scheduled.

Applicant Briefing

- The applicant presented an overview of the development and site context.
- The applicant confirmed the DA does not seek development consent for the subdivision of the residential lots or the public road reserves and expects these to be conditioned. The panel queried the rationale and legality of this approach.
- The Panel queried the approach to decontamination of the site and its interrelationship with the development proposal. The applicant confirmed there is a Stage 1 remediation action plan which is included as part of the bulk earthworks development application.
- The applicant stated the development is consistent with applicable SEPPs and Council's development controls.
- The DPE secretariat noted the timeline for progressing the DA to determination is dependent on the timing of Council's RFI and the applicant's response.

Next Steps

- A Panel site visit is scheduled for 14th November 2023.
- The Panel encouraged the applicant to continue to work closely with Council.
- A Request for Further Information to be provided by Council to the applicant in September, subject to Council receiving internal/external referral responses.
- Council to provide a status update briefing to the Panel in mid-December 2023.
- A panel determination date has been tentatively set for 23 April 2024.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 23 APRIL 2024

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