

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 24 January 2024, 2pm - 3:30pm
<b>LOCATION</b>	MS Teams

**BRIEFING MATTER(S)**

PPSSTH-309 – WOLLONGONG – DA-2023/767 - 163-172 Crown Street WOLLONGONG - The Globe Project - Staged Development - demolition of structures above and below ground, tree removal, construction of a mixed-use multi storey development, incorporating a commercial building, hotel, registered club with motel accommodation, basement car parking and associated public domain upgrade works.

**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>	Theresa Whittaker, Pier Panozzo, April Wilkinson, Mark Adamson
<b>APPLICANT REPRESENTATIVES</b>	Angelo Di Martino (ADM Architects), Luke Rollinson, Jessica Neall
<b>OTHER</b>	Tim Mahoney (DPHI)

**KEY ISSUES DISCUSSED****Council:**

- Council gave an overview of the development proposal, the site, and its context.
- The application was placed on public exhibition from 03/11/2023 to 17/11/2023 and received 5 submissions in response.
- The application was referred to the Design Review Panel (DRP) in November 2023. The DRP generally supported and acknowledged several positive aspects of the scheme. Notwithstanding, several unresolved issues were raised including:
  - Extent of height contravention for the hotel building which it considers needs to be revisited with a view to reducing the contravention.
  - Minimising conflicts within the basement and improving the arrival experience for hotel guests.
- Council is still waiting on several internal referral responses to be provided. Once all responses have been received a detailed request for information will be sent to the applicant. Council's key threshold/assessment issues include:
  - Excessive hotel building height which in Council's view has not been justified.

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- Wind conditions and impacts require additional assessment.
- Construction impacts
- Road closure processes
- Planning agreement for public domain works
- Pedestrian amenity and quality of public spaces
- Traffic generation and concerns around nearby intersection performance and impact on public transport routes (bus operations) along Burelli Street.
- It was noted that the bridge connection across to Wollongong Central is proposed to be demolished.
- TfNSW advised that it could not support the proposal in its current form given the identified impacts on intersection performance and public transport networks. Modelling indicated the level of service (LOS) for the Burelli/Church Street intersection will drop from LOS D to LOS F. Transport has asked the applicant to identify measures to mitigate these impacts.
- Council advised that there are several contraventions to building separation and setbacks which it is considering but at this preliminary stage does not have any fundamental concerns.

#### **Panel:**

- Council is waiting on a response from its legal team regarding the sale of Council land in Globe Lane.
- David Brown may potentially have a conflict because of this, although the panel resolved that David could remain on the matter pending the outcome of the land acquisition process.
- The panel queried what the DRP's rationale was in its suggestion that a 7m height contravention was more appropriate.
- The panel queried how the DA and road closure process would be able to work together. To which Council advised it had provided owners consent to lodge the DA and in previous applications had managed this via deferred commencement conditions.
- The panel queried if demolition would occur all at once or be staged. To which the applicant advised it has been decided that it would be more feasible to demolish all structures on the site before commencing construction.
- The panel questioned the justification for the extent of the contravention from the height limit.
- The panel acknowledged the benefits of the proposal to Wollongong and encouraged the applicant to work closely with Council to achieve a sound and achievable planning outcome.

#### **Applicant**

- The proposal incorporates 3 main towers and involves the demolition of all existing structures.
- The applicant gave an overview of the site and presented several 3D images depicting the proposed development.
- Council has provided a letter to the applicant outlining options for the purchase of Council land in Globe Lane. This is currently being considered by the applicant.
- The client is considering the construction of the development in stages although a final decision has not been made.
- There is an agreement with the City Diggers Club however, that the construction of the new club and accompanying motel will commence first.
- The applicant emphasised the amenities within the five-star hotel are open to the public and not exclusive to hotel guests, including the roof top facilities which in part form a part of the justification for the height exceedance.
- Service vehicle access to the site is proposed via Burelli Street and primary vehicle access from Church Street.
- Upgrades to the public domain are a significant component of the development and key to achieving a good planning outcome for the broader community.
- The proposal, in particular that part of the hotel the subject of the clause 4.6 request, does not increase overshadowing between 12pm-2pm over McCabe Park compared to a fully compliant building height.

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- The applicant acknowledged that in addition to the clause 4.6 request for building height, there were several contraventions to building separation and setbacks.
- The applicant played a fly through depicting the development and public domain upgrades.
- A VPA offer is currently being prepared and is anticipated to be submitted to Council soon which will facilitate much of the public domain works.
- The applicant outlined the height contravention is partly an architectural roof feature and doesn't have any additional overshadowing impacts on McCabe Park.

### **Next Steps**

- Council to send the applicant a comprehensive request for information once all referral responses are received.
- A further briefing to be arranged with the Panel once Council has received a full response to the RFI and internal referrals.