

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Tuesday, 26 March 2024, 12:30pm - 12:50pm |
| LOCATION | MS Teams |

BRIEFING MATTER(S)

PPSSTH-325 – Wollongong – DA-2024/26 - 25-27 Auburn Street, Wollongong 2500 - The Xavier Centre - Demolition of existing structures and construction of a multi-storey mixed-use development

PANEL MEMBERS

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| IN ATTENDANCE | Chris Wilson (Chair), Grant Christmas, David Brown, Marjorie Ferguson |
| APOLOGIES | Juliet Grant |
| DECLARATIONS OF INTEREST | None |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Brad Harris, Pier Panozzo, Mark Adamson |
| APPLICANT REPRESENTATIVES | Luke Rollinson (MMJ Town Planning), Peter Rasa & Scott Millican (PRD Architects), Goran Ugrinovski (ATB Consulting Engineers), David Pearce (DSB Landscape Architects), Carmelo San Gil (Inspired Solutions), Greg Parrish (Diocese of Wollongong), Tony Sanderson, Biliana Jones, Trevor Kellam (Catholic Development Fund) |
| DPHI | Amanda Moylan, Tracey Gillett |

KEY ISSUES DISCUSSED

Council:

- Pre-lodgement process and outcomes.
- Design Review Panel comments.
- Flooding and stormwater impacts.
- Content of further information request including:
 - Commercial floor layout and access to lifts and amenities.
 - Design of residential units and path of travel.
 - Communal open space.
 - Impact of building interface on adjoining properties to north and east.
 - Options for Ellen St frontage with regard to tower setback.
- Outstanding internal referral and flooding comments from Council's stormwater engineer.

Planning Panels Secretariat

Applicant

The Applicant addressed the Panel and provided details of the proposed development and design concept.

Panel

- The Panel sought advice on the timing of the resolution of the matters raised in the final RFI in particular issues relating to stormwater and overland flow. Council has requested internal engineering comments to be expedited.
- The Panel sought confirmation regarding the characterisation of the development and its permissibility in the E2 and E3 zones. It was confirmed that shop top housing is permissible in the E3 zoning through an Additional Permitted Use clause in the WLEP (2009).

The Panel requested that the applicant respond to council's RFI in detail and expeditiously. Council was requested to seek internal engineering comments regarding stormwater and flooding as a matter of priority. Council was also requested to provide regular updates regarding the progress of the application and to enable the determination process to commence.

Planning Panels Secretariat

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