

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 28 August 2024, 1:15pm – 2:15pm Site inspection undertaken before briefing
LOCATION	Briefing: Wollongong City Council / MS Teams Site Visit: on-site at 18 Bong Bong Road DAPTO 2530

BRIEFING MATTER(S)

PPSSTH-417 – WOLLONGONG – DA-2024/502 - 18 Bong Bong Road DAPTO 2530 - Dapto Leagues Club – Commercial alterations and additions to Dapto Leagues Club

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Braiden Buttigieg, Mark Adamson, John Wood, Brittany Madeley, April Wilkinson. Site Visit: Braiden Buttigieg, John Wood, April Wilkinson
APPLICANT REPRESENTATIVES	Briefing: David Griffin (Integrated Projects), Derek Carroll (Altis Architecture), Megan van der Walt (Altis Architecture), Bronwyn Newman (Dapto Leagues Club)
DPE	Briefing: Amanda Moylan, Tracey Gillett

KEY ISSUES DISCUSSED

Council assessment staff briefed the Panel and provided an update of the status of the assessment of the development application which included discussion of the following key matters:

- Public notification was complete with no submissions received.
- Status of internal and external referrals.
- Heritage impacts along Station Street noting design responds positively to heritage items.
- Expanded soil sampling required for car park area to check for potential contamination which may be exposed through ground disturbance. DSI is likely to be required to satisfy Panel as a precondition to the grant consent.
- Impact of elevated carpark on residential amenity particularly in relation to lighting and acoustics.
- Architectural merit and streetscape presentation, particularly from a heritage perspective.

- Internal arrangements and pinch point between the two hospitality venues, entry arrangements into the new venue and exit areas, location of wash up bay, potential use of covered terrace area as smokers' area.
- Clarification of functionality for each area is required.
- Street activation, including active edge to carpark, particularly with regard to future character.

Applicant Briefing

The applicant provided a presentation to the Panel which outlined the existing site arrangements and the proposed development.

The Panel discussed the following matters with the applicant:

- Public through site link.
- Landscaping.
- Minimisation of noise and light impacts on adjoining sites through changes to car park lighting arrangements.
- Impacts on proposed adjacent existing residential development.
- Options for development under master plan. Business plan arrangements.
- Future form massing of the site and future mixed-use potential.
- Treatment of traffic management at boundary of site and potential interactions with street traffic.
- Location of children's play area.
- No changes proposed to gaming machine numbers as part of this DA.
- Dapto Town Centre Master Plan provisions.
- Pre-DA consultation process and design responses to Council feedback.
- CPTED.
- Streetscape treatments.
- Sustainability issues.

Next Steps

- Council to issue RFI.
- Once the applicant has provided a response to RFI, Council will liaise with DPHI to schedule a Panel determination date.
- The Panel encourages Council and the applicant to work towards providing the Panel with a final assessment to enable determination before the end of 2024.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels