

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 28 August 2024, 2:30pm – 3:30pm Site inspection undertaken before briefing.
LOCATION	Site Visit: on-site at 65-67 Burelli Street, WOLLONGONG Briefing: Wollongong City Council & MS Teams

BRIEFING MATTER(S)

PPSSTH-430 – WOLLONGONG - DA-2024/584 - 65-67 Burelli Street, WOLLONGONG - Mixed Use Development - Mixed Use Development - Demolition of existing structures and construction of mixed use development across five (5) buildings housing retail/commercial spaces, 202 residential apartments and basement car parking

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Site Visit: Theresa Whittaker, Mark Adamson, Pier Panozzo, April Wilkinson Briefing: Theresa Whittaker, Mark Adamson, Pier Panozzo, April Wilkinson
APPLICANT REPRESENTATIVES	Briefing: Jonathan Archibald (Architectus), Marcelo Ramirez (THEMISTO P/L), Tim Moore (Architectus), Patricia Sim (Architectus), Luis Salgado (Architectus), Marko Damic (Architectus)
OTHER	Briefing: Tracey Gillett (DPHI), Tim Mahoney (DPHI)

KEY ISSUES DISCUSSED

- The applicant presented its development proposal for the site including the '5 Islands' indigenous theme which underpinned the overall design.
- It was noted that the scheme was compliant with both LEP and FSR controls with the exception of the building separation development standard.
- The Panel queried the laneway and vehicle access to the site from Church Street and its interaction with pedestrians.
- The applicant advised the laneway and vehicle access had been designed to be pedestrian friendly and bollards would be activated to allow service vehicles to proceed further into the site.
- The Panel queried the eastern facing units and their orientation towards a blank wall elevation on the commercial building directly opposite.

Planning Panels Secretariat

- The applicant advised that the orientation maximised solar access and that landscaping and deep soil planting was proposed to soften the impact of the wall.
- The Panel noted that the corner site had not been acquired by the applicant and did not form part of the proposal. Noting that the applicant had formulated a notional scheme for that site to demonstrate that it could be developed, the Panel questioned how vehicle access would be provided for that site.
- The applicant advised that access could be provided off Church Street potentially using a turntable internally.
- The Panel sought clarification on the communal open space in the centre of the site and how it would function.
- The applicant advised communal open space was generally central to the site with good solar access across different levels to match the various uses of the site and align with the change in levels from the north to the south.
- The council is currently undertaking its preliminary assessment of the application and will issue a formal request for additional information once the exhibition of the application has finished, and it has received responses to internal and external referrals.
- The application is on exhibition until 18/09/2024.
- The Panel noted the positive attributes of the proposal and encouraged the applicant to work closely with the council to achieve a sound planning outcome.
- The Panel identified early December as a potential determination timeframe.