



BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 3 December 2024, 11:15am – 12:45pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-439 – WOLLONGONG – DA-2024/608 - 270 & 272 Keira Street & 27 & 29 Kenny Street WOLLONGONG - Mixed-Use Development - Demolition of existing structures, construction of a 6 and a 14-storey building comprising ground floor commercial and residential units above with basement parking.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Rebecca Welsh, Pier Panozzo, Janelle Johnson, Mark Adamson
APPLICANT REPRESENTATIVES	Diego Quinones (PRD Architects), Scott Millican (PRD Architects), Jennie Askin (aSquare)
DPHI	Amanda Moylan, Tracey Gillett

KEY ISSUES DISCUSSED

Council’s assessment planner briefed the panel and the following matters were discussed:

- Site and surrounding context.
- Waste management and waste collection alternatives.
- Content of preliminary request for further information.
- Lack of landowners consent for proposed removal of tree on adjoining site.
- Flood path and storm water impacts and proposed treatments on site (in particular northeastern corner and flood flow path on southern boundary of site).
- Key elements of proposal.
- Integrated approvals under s90 *Water Management Act (2000)* in relation to basement dewatering.
- Positive street interface.
- Design review panel comments in particular:
 - podium height and relationship to street frontage
 - interface issues in relation to podium level – amenity, privacy, building separation.
- Planning controls affecting site.
- Departures sought under clause 4.6 to building height (both 48m and 24m height limits), building separation and FSR.

Planning Panels Secretariat

- Sun Plane protection map and prohibitions established under clause 8.3 of WLEP. The current design of the development presents as a prohibition and is a threshold issue that must be resolved for the development application (to avoid overshadowing of McCabe Park) to progress. A prohibition cannot be overcome using cl 4.6.

Members of the applicant team addressed the panel and the following additional matters were discussed:

- Intention to amend the application in response to the Design Review Panel (DRP) comments which had just been received.
- Interface issues with adjoining land use and development, in particular, the impact on the development and amenity of the site noting it is heavily affected by the LEC approved development to the north, in particular the minimal setbacks of that development to the northern boundary.

The panel strongly recommended that:

- the applicant address the sun plane prohibition so the application could proceed through the assessment process.
- The applicant address the DRP comments.

The panel noted and shared councils concerns regarding the interface issues with adjoining land uses and development and internal amenity issues and encouraged the applicant to work closely with council to address these issues.

Next Steps:

Council's assessment planner will complete the preliminary assessment and a further comprehensive RFI will be issued within approximately 2 weeks.

The panel may request a further briefing once the applicant provides a response to the further information request, and/or an amended scheme is received and a preliminary assessment completed by Council.

TENTATIVE DETERMINATION DATE TO BE SCHEDULED