

<b>DATE OF DEFERRAL</b>	Wednesday, 21 April 2021
<b>PANEL MEMBERS</b>	Gordon Kirkby (Chair), Renata Brooks, Susan Budd, Michael Mantei, David Brown
<b>APOLOGIES</b>	Tim Fletcher
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held by teleconference on Tuesday, 13 April 2021, opened at 2pm and closed at 4pm.

**MATTER DEFERRED**

PPSSTH-45 – WOLLONGONG – DA-2020/535 at 4-8 Parkinson Street, Wollongong – Demolition of existing structures and construction of an eleven (11) storey mixed use development comprising basement parking, ground floor home business premises, 64 residential units and 73 parking spaces. (as described in Schedule 1)

**REASONS FOR DEFERRAL**

The panel agreed to defer the determination of the matter until required information is provided by Applicant:

1. Revised plans demonstrating the following:
  - a. Compliance with the minimum building separation controls in Section 2F of the *Apartment Design Guide*;
  - b. Improved arrangements for resident and commercial tenant access to the waste storage area in the building;
  - c. Change of use of the non-residential uses at Level 01 of the development to uses permissible with consent under the definition of “shop top housing” in *Wollongong Local Environmental Plan 2009*.
  - d. Appropriate setbacks and landscaping at the interface with the R1 zone.
2. A revised request for an exception to the development standard in Clause 8.6(3)(a) – Minimum Building Separation in *Wollongong Local Environmental Plan 2009*.
3. Revised calculations demonstrating compliance with the *Apartment Design Guideline* for solar access and natural cross-ventilation.

The information is to be submitted to Council within 2 weeks of the date of this notice.

PANEL MEMBERS



Gordon Kirkby (Chair)



Renata Brooks



Susan Budd



Michael Mantei



David Brown

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-45 – WOLLONGONG – DA-2020/535
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of an eleven (11) storey mixed use development comprising basement parking, ground floor home business premises, 64 residential units and 73 parking spaces.
3	STREET ADDRESS	4-8 Parkinson Street, Wollongong
4	APPLICANT/OWNER	Blaq Projects Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value > \$30M
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>○ Wollongong Local Environmental Plan 2009</li> <li>○ Wollongong City-Wide Development Contributions Plan 2019</li> <li>○ Wollongong Community Participation Plan 2019</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Wollongong Development Control Plan 2009</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 13 April 2021</li> <li>• Clause 4.6 variation: Clause 8.6, building separation</li> <li>• Written submissions during public exhibition: 12</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Michael Pelekanos, Kalloti Pelekanos</li> <li>○ On behalf of the applicant – Luke Rollinson, Tony Jreige, George Jreige</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Briefing: Wednesday, 14 October 2020 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Gordon Kirkby (Chair), Renata Brooks, Tim Fletcher, Michael Mantei</li> <li>○ <u>Council assessment staff</u>: Vanessa Davis, Pier Panozzo, Mark Riordan, Linda Davis</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>• Final briefing to discuss council's recommendation: Tuesday, 13 April 2021 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Gordon Kirkby (Chair), Renata Brooks, Susan Budd, David Brown, Michael Mantei</li> <li>○ <u>Council assessment staff</u>: Lauren Wilson, Vanessa Davis, Pier Panozzo, Janelle Johnston</li> <li>○ <u>Applicant representatives</u>: Jared Beneru</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the council assessment report