

DETAILS OF SITE INSPECTION and BRIEFING

DATE	Onsite Tuesday, 22 nd February 2022 at 12:45 Council Chambers Wednesday, 23 rd February 2022 at 10.30am
LOCATION	On site and at Council Chambers

BRIEFING MATTER(S)

PPSSTH-51 – Wollongong – DA-2020/677 – 30 ELLEN STREET WOLLONGONG 2500 – Mixed Use Development

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting Chair), Renata Brooks, Tim Fletcher, Michael Mantei and Cr David Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Theresa Whittaker, Alexandra McRobert, Mark Adamson, Pier Panozzo
DPE	Amanda Moylan, Verity Rollason

KEY ISSUES DISCUSSED

- Background to DA including existing consent
- Site and the proposed development relative to other similar mixed-use developments nearby
- Status of LEC proceedings
- Split land use zoning
- Design quality and unresolved concerns raised by Design Review Panel
- Departures from ADG across a range of matters
- DCP non compliance across various areas
- Non compliance with Child Care Planning Guidelines and SEPP (Educational Establishments And Child Care Facilities) 2017
- Traffic issues relating to loading dock, in particular the vertical clearance
- Waste management arrangements for western tower
- Notification (4 rounds)
- Confirmation less than 10 unique submissions received
- Summary of issues raised in submissions

- External referral agency comments (no objections)
- SEPP 55 (Remediation of Land) including adequacy of assessment and investigations relating to the former use of site for fuel storage. Detailed site investigation required to inform the preparation of a RAP.
- Bulk and scale of development relative to building depth (size of floorplates) and stepping of height
- Council's reasons for refusal.
- The Panel requested Council provide further clarification of reasons around:
 - bulk of towers within the building envelope
 - height, bulk and scale of the development and the relationship of these elements to the clause 4.6 variations
- The Panel requested the applicant be provided with an opportunity to address the Panel prior to the final determination being made.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 3rd March 2022

Planning Panels Secretariat

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