

DATE OF DEFERRAL	20 August 2021
PANEL MEMBERS	Gordon Kirkby (Chair), Renata Brooks, Tim Fletcher, David Brown
APOLOGIES	Michael Mantei
DECLARATIONS OF INTEREST	None

MATTER DEFERRED

PPSSTH-75 – WOLLONGONG – DA-2020/1490 at 37-39 Burelli Street Wollongong Lot 402 DP 715513 – Commercial - demolition of existing structures and construction of a multi-level hotel development (as described in Schedule 1).





REASONS FOR DEFERRAL

The panel agreed to defer the determination of the matter until the following information is submitted by the applicant to Council:

- Revised plans showing the ground level treatment at the interface with the walkway adjoining the site, in a manner which accounts for the height differential between the walkway and the proposed ground floor, reduces concealment opportunities, ensures any landscaping can thrive and be maintained and is able to be integrated with the proposed public art scheme.

The information is to be submitted to Council within 2 weeks of the date of this notice. When this information has been received, the panel will determine the matter.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Gordon Kirkby (Chair)	 Renata Brooks
 Tim Fletcher	 David Brown

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-75 – WOLLONGONG – DA-2020/1490
2	PROPOSED DEVELOPMENT	Commercial - demolition of existing structures and construction of a multi-level hotel development
3	STREET ADDRESS	37-39 Burelli Street Wollongong Lot 402 DP 715513
4	APPLICANT/OWNER	Held Property Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value > \$30M
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No. 55 - Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Coastal Management) 2018 Wollongong Local Environmental Plan 2009 Wollongong City-Wide Development Contributions Plan 2019 Wollongong Community Participation Plan 2019 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Wollongong Development Control Plan 2009 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Clause 92 Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 4 August 2021 Written submissions during public exhibition: 4 Total number of unique submissions received by way of objection: 3
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Final briefing to discuss council's recommendation: Wednesday, 3 August 2021 <ul style="list-style-type: none"> <u>Panel members</u>: Gordon Kirkby (Chair), Renata Brooks, Tim Fletcher, David Brown <u>Council assessment staff</u>: Anne Starr, Janelle Johnston, Lauren Wilson, Alexandra McRobert, <u>DPIE staff</u>: Sung Pak, Michelle Burns
9	COUNCIL RECOMMENDATION	Approval (deferred commencement)
10	DRAFT CONDITIONS	Attached to the council assessment report