

Record of Briefing Meeting Southern Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSTH-77-Wollongong-DA2021/101 - 3 Squires Way, North Wollongong 2500
APPLICANT / OWNER	Karen Armstrong / University of Wollongong
APPLICATION TYPE	Concept proposal for first phase of Health and Wellbeing Precinct including maximum building envelopes, master plan, urban design guidelines and land uses consisting of seniors housing comprising residential aged care facility and self-contained dwellings, centre based childcare facility, indoor recreation facility, food and drink premises, neighbourhood shops, business premises, community facilities, and recreation area. Stage 1 physical works consisting of demolition of P3 and P4 parking areas, bulk earthworks, site remediation and tree removal, construction of three new roads including intersections, public domain works, amendments to P5 carpark, and provision of stormwater and other infrastructure.
REGIONALLY SIGNIFICANT CRITERIA	Clause 2 and 4, Schedule 7 of the SRD SEPP: DA>\$30million and Crown DA > \$5million
KEY SEPP/LEP	SEPP (State and Regional Development) 2011 SEPP (Coastal Management) 2018 SEPP (Infrastructure) 2007 SEPP (Housing for Seniors or People with a Disability) 2004 SEPP 55 – Remediation of Land SEPP (Koala Habitat Protection) 2000 SEPP (Educational Establishments and Child Care Facilities) 2017 Wollongong LEP 2009 (Including site specific clause 7.15 <i>Innovation Campus</i>) Wollongong DCP 2009 – various chapters including site specific provisions in Chapter D14 <i>Innovations Campus</i>
CIV	\$172,787,318.00 (excluding GST)
MEETING DATE	8 December 2021

ATTENDEES

APPLICANT	Professor David Currow, Chuck Stone, Jancey Malins, Professor Evangelos Pappas, Mark Roberts, Arabella Rohde, Karen Armstrong, Bree Martin, Peter Flynn, Chris Newman, Numa Miller, Paul Jerogin (on teams), Steve Laffey, Travis Coldrey, Andrew Duggan Daniel West, Diane Jones, Harshane Kahagalle
PANEL CHAIR	Renata Brooks
PANEL MEMBERS	Tim Fletcher, Susan Budd, Mark Carlon
COUNCIL OFFICER	Pier Panozzo, Theresa Whittaker, Andrew Heaven, Alexander McRobert, Kate Rintoul, Suri Mora, Lauren Wilson, Janelle Johnson, Linda Davis
CASE MANAGER	Amanda Moylan

ISSUES LIST

- Council is yet to undertake its full application assessment. This record is not a final list of the issues to be considered in order to finalise the assessment and draft their recommendation.
- The application is yet to be considered by the Southern Regional Planning Panel and therefore future comment will not be limited to the detail contained within.
- Permissibility - The applicants agreed with the Council position and legal advice that the Seniors Housing SEPP does apply to the site (SP1 zone can be treated as land zoned for urban purposes).

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Revised plans more closely aligned to current DCP chapter 14.
- Consideration of the proposal under the current DCP in parallel with review of the DCP master plan was possible - heightened obligation to justify merits of the proposal and any inconsistency with the DCP.
- Feasible pedestrian connection to Squires Way unresolved – elevated need as a result of proposed use of the precinct for senior's residences. Consider bus bay and signalised pedestrian crossing of Squires Way to south of proposed PCHB or other alternatives.
- Privacy/amenity of ground floor units requires resolution
- Timeframes for determination will be affected by need to exhibit amended plans and refer again to external agencies.
- Proposal for integration with campus research/education and cross generational interaction should be underpinned by a management plan which will ensure delivery of stated outcomes in practice and mitigate potential negative impacts of the mix of uses and users.
- Need for a formal staging plan which includes requirements at each stage to achieve integration outcomes appropriate to the stage.
- Consideration of the appropriate land use mix and take up of GFA for a land use which was not originally anticipated
- Location and construction timing for signalised intersection, including considerations for pedestrian needs along Squires Road.

- Design guidelines to provide both a prescriptive and flexible options for downstream DAs.
- Site contamination and remediation to minimise ongoing amenity and environmental impacts and to ensure future users are not impacted (future users considered to be sensitive receptors and staging of remediation should address this). Mounding and fill compaction locations should not compromise future stages.
- Remediation strategy to be compatible with future road construction

REFERRALS REQUIRED

Internal

Traffic, Urban Design, Strategic Planning, Environment, Landscaping, Heritage, Stormwater

External

Integrated Development

- Environmental protection licence under the *Protection of the Environment Operations Act 1997* (relating to earthworks and remediation works – noting EPA has issued GTAs)
- An Activity Approval for works within 40m of mapped water course under s91 of the *Water Management Act 2000* (Noting NRAR has issued its GTAs)

Other Referrals

- NSW Heritage – Aboriginal heritage matters
- Transport for NSW as required by *SEPP Infrastructure 2007*
- RFS – BFSAs issued previously under s100b of the *Rural Fires Act 1997*
- Endeavour Energy, Sydney Water, State Design Review Panel

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- 8 submissions received – 2 in support, 6 objections
- Parking Impacts on business in nearby industrial area
- Traffic generation
- Impact of the development on flooding in the locality
- Suggested improvements around main vehicular access, pedestrian pathway and flooding
- Further notification required for updated plan

DA LODGED: 09/02/2021

RFI SUBMISSION DATE

The applicants indicated that a response to Councils RFI is imminent

TENTATIVE PANEL BRIEFING DATE

April 2022

TENTATIVE PANEL DETERMINATION DATE

Whilst the applicant requested determination of the application in March 2022, Council indicated that due to the need to re-notify the amended DA, and the need to convene another design review panel, an assessment report would not be available until April/May 2022. The Panel reinforced its desire for the application to be dealt with expeditiously.