

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 7 June 2022, 2:00pm – 3:15pm
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

PPSSTH-77 – WOLLONGONG – DA-2021/101 – 3 SQUIRES WAY NORTH WOLLONGONG 2500 – 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.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Renata Brooks (A/Chair), Susan Budd, David Brown and Mark Carlon
<b>APOLOGIES</b>	Tim Fletcher
<b>DECLARATIONS OF INTEREST</b>	Michael Mantei

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Theresa Whittaker, Pier Pannozo, Alexandra McRobert, Andrew Heaven, Brad Harris, Charlie Brown, Mark Adamson, Kate Rintoul
<b>DPE</b>	Melissa Felipe

**KEY ISSUES DISCUSSED**

- Council provided an update: Revised plans have been notified with 2 submissions received. The applicant has not yet responded formally to a Council request for information dated 20 May 2022 and Design Review Panel comments provided in March, however matters are being progressed. Council met with the applicant on 3 June and the applicant presented proposals to address concerns raised including site redesign and a signalised pedestrian crossing – Council provided feedback and is expecting a formal response by the end of June.
- While there has been progress in resolving concerns raised (for example, preliminary draft site masterplan and proposed plan of management to encourage collaboration with the research, innovation and business development activities of the campus) there are a substantial number of information requests outstanding. These relate to significant issues such as flood risk mitigation and will need to be addressed before the assessment can be completed and reported to the Panel.
- Other significant issues still to be resolved include:
  - Alignment between the proposed Health and Wellbeing Precinct and the Wollongong Innovation Precinct Masterplan (noting that an MOU between the University and Council to

commence review of the Masterplan is under discussion but this will not precede consideration of the application).

- Proposed and potential future road and pedestrian connections to Squires Way and the relationship with location of the proposed signalised pedestrian crossing. This needs to be resolved in a way which supports the intent of the existing Masterplan but there may be an opportunity to consider alternative approaches which achieve an equivalent outcome.
  - Remediation – the Panel reiterated its concerns that the remediation strategy needs to ensure future users are not impacted.
  - Replacement car parking for the significant number of spaces proposed to be lost from general campus use
  - Aboriginal community engagement and further investigations to address issues raised by Heritage NSW and the DRP (Council advised the applicant is progressing this)
- The Panel encourages the applicant to continue to respond to Council requests and the issues identified in previous SRPP records of briefings to allow the assessment to be finalised to meet the tentative determination date. Time for re-notification of revised plans will also need to be accommodated.

**Tentative determination date: August or September 2022**