

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 5 December 2023, 9:45am – 11:30am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-77 - DA-2021/101 - Wollongong - 3 SQUIRES WAY NORTH WOLLONGONG 2500 - Concept Development Application for Phase 1 Health & Wellbeing Precinct including Stage 1 Physical Works.

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Susan Budd, Juliet Grant, David Brown
APOLOGIES	Mark Carlon
DECLARATIONS OF INTEREST	Gordon Kirkby, Michael Mantei (previous panel members)

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Theresa Whittaker, Pier Panozzo.
APPLICANT REPRESENTATIVES	David Currow (UoW), Kathleen Packer (UOW), Mark Roberts (UOW), Dan West (EU), Kerryanne Lewis (EU), Kate Waters (Waters Consultancy), Di Jones (PTW), Ivan Ip (EU), Jason Fitzgerald (Keyton – Head of Dev), Chris Newman (Keyton GM Dev NSW), Anthony Roberts (Keyton), Matt Richardson (Keyton), Bree Martin (Keyton)
DPE	Amanda Moylan

KEY ISSUES DISCUSSED

Council assessment staff provided the Panel with an overview of the changes contained within the amended Development Application and discussed the following:

- Status of preliminary review of updated information provided in support of the amended development application.
- Concurrent/future State Significant Development Applications.
- Flooding.
- Revised building envelopes and changes in built form to reduce built form bulk, improve sightlines to Djeera (Mt Keira) and to significantly increase the size of the green heart open space
- Aboriginal Cultural Heritage- ACHAR now provided.
- Traffic arrangements and intersection upgrades.
- Contamination strategy.
- Urban Design Guideline.

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- Public notification.
- DRP comments, noting subsequent DAs will require further review by DRP and any SSD development will likely require referral to State DRP.
- Key concurrences and referrals:
 - DPE Water are currently reviewing revised plan in relation to the *Water Management Act*.
 - RFS GTAs provided pre lodgement.
 - POEO requirements (confirmation development is not designated).
 - TfNSW do not require further review.
- Permissibility, noting the application will be assessed for consistency with the objectives of the WLEP relative to the UoW Innovation Campus.
- Operation of lease agreements, collaboration agreements and Plan of Management.

The Applicant team provided the Panel with a visual presentation of the amended development application and provided details of the following matters:

- Design concept, Masterplan principles and Urban design guide.
- Research and education links.
- Revised site layout and building envelopes.
- Aboriginal Cultural Heritage
 - Significance of view corridor to Djeera, link between culturally significant waterways and other cultural resources r, camping and meeting area and escarpment
 - Yarn and Gathering walk on country process

The Panel raised the following matters with the applicant and Council:

- Lease and sub lease arrangements and interactions with Plan of Management, including updating requirements.
- Proposed conditions of consent relating to Plan of Management.
- Assurance of development achieving zone objectives.
- Loss of car parking and proposed offset for broader site.

Next Steps

The Panel noted the extended period of time the application has been under assessment and encouraged the applicant and Council to continue to work together to;

- resolve any outstanding issues.
- facilitate agreement on draft conditions of consent.
- enable the DA to proceed to determination in early March 2024.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 5 MARCH 2024

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