

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 19 October 2021
LOCATION	Teleconference

BRIEFING MATTER

PPSSTH-99 – WOLLONGONG – DA-2021/957 – 216-222 Keira Street WOLLONGONG 2500 – Demolition of existing structures, retention of heritage facades, tree removal, excavation for basement car parking and construction of a mixed-use development at the street block bound by Crown, Keira, Burelli and Atchison Streets, comprising three (3) residential towers (shop top housing), one (1) commercial building, retail shops, entertainment facilities (cinema, exhibition/performance space) and a wellness centre (pool, gym, and health services)

PANEL MEMBERS

IN ATTENDANCE	Gordon Kirkby (Chair), Renata Brooks, Tim Fletcher, Michael Mantei, David Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Pier Panozzo, Nigel Lamb, Rebecca Welsh, Alexandra McRobert, Andrew Heaven
DPIE STAFF	Sung Pak, Michelle Burns

KEY ISSUES DISCUSSED

- Consideration of the development and associated layout and massing in the context of the Urban Design Principles endorsed by Council for the CBD.
- Treatment of Crown Street frontage and the need for streetscape improvements to improve pedestrian amenity .
- Central Plaza area – concern that this aspect internalises the retail offering and draws pedestrian activity away from Crown Street. This will be encouraged by the under croft treatment of the ground plane for Building K2.
- Building T1 – the building will be a prominent feature of the Wollongong skyline; careful consideration of the following will be needed:
 - the impact on views of Mount Keira and the escarpment
 - the proposed zero setback to Atchison Street
 - advice from the Design Review Panel regarding design excellence
- Building separation between Buildings T3 and K1, in particular the potential land use conflict between the outdoor terrace and the residential apartments. This will need careful consideration given the proposed partial non-compliance of Building T3 with the LEP building height control.
- Demonstration of sustainability commitments.

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- Parking provision, in particular visitor parking and accessible parking.
- Proposed zero setback of buildings from Burelli Street will need careful consideration in terms of the overall CBD context and pedestrian movement from the rail station to the CBD and Win Stadium to the east. Potential for footpath widening could be considered in this location.
- The potential for inclusion of affordable housing in the development.

TENTATIVE PANEL MEETING DATE: The Panel request a further briefing prior to the finalisation of Councils assessment. The briefing should address the recommendations of the Design Review Panel and the Applicant's response to issues raised by Council in its initial assessment and Request for further Information.