

BRIEFING DETAILS

BRIEFING DATE / TIME	Council Chambers Wednesday, 23 rd February 2022 at 10.30am Site inspection: Tuesday, 22 February 2022 at 12.45 pm
LOCATION	On site and at Council Chambers

BRIEFING MATTER(S)

PPSSTH-99 – Wollongong – DA-2021/957 – 216-222 KEIRA STREET WOLLONGONG 2500 – WIN Grand

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting Chair), Renata Brooks, Tim Fletcher, Michael Mantei and David Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Rebecca Welsh, Nigel Lamb, Mark Adamson, Pier Panozzo
RSD TEAM (DPE)	Amanda Moylan, Verity Rollason

KEY ISSUES DISCUSSED

Building heights, bulk and scale and view corridor.

- The Panel seeks a description of the history and urban design principles underpinning the 120m, 60m, 48m height zones and restrictions for the city centre in LEP (e.g.in relation to rail corridor, shading of McCabe Park etc), and the constraints to realising a 120 m building height to date due to the need to amalgamate sites.
- Council noted that height limits in this area are currently under review. A height of 80 m is being discussed, but currently no surety that an LEP amendment will occur.
- City centre review (UDF, adopted ~ 2018, thus may be considered as part of the DA assessment) recommended lower heights in the city to retain the view corridor to Mt Kembla and escarpment. Submissions on the UDF may provide some indication of the community's opinion of a 120 m building height in the city centre.
- View corridor DCP relates to views from Flagstaff hill to the Illawarra Escarpment. The proposed 120 m building appears to cover views to Mt Kembla. It was suggested that, arguably, an 80 m tower may have a similar impact.
- The 120 m height of the tower is less of a concern to Council than the bulk and form of the tower (from this and other viewpoints) and design excellence. The Design Review Panel raised concerns with the bulk and mass of the proposal. This has been raised with the applicant.
- Council suggested that reducing the height of southern half of the 120m tower more substantially might address the bulk and scale issues. Furthermore, the adjacent 60m tower is largely within the 120 m height limit, so could accommodate extra floors to make up for the reduction in the southern tower. Council noted the applicant may be amenable to this given that Council has already received amended plans that have raised the height of the middle tower above the eastern tower.

Planning Panels Secretariat

- Council noted that the applicant has changed the original design of the proposed commercial building on the corner of Crown and Keira Streets, in response to the DRG and Council (though in a different manner than expected). The amended design has strengthened the Crown St retail frontages and access off Crown St, reducing the emphasis of pedestrian access along the busy Keira St intersection.
- The eastern tower reaches the height limit. Further height in this location would not be supported due to the protection of solar access to McCabe Park.

Burelli St Footpath Width

- The amended design addresses concerns with the footpath widths on Burelli Street. The footpath has been widened via a scalloped building edge design from the Ground to 1st or 2nd floor, which also accommodates the existing street trees.

Atchinson St Street Frontage

- The Panel has raised concerns that the street frontage has no setbacks such that the 120 m tower rises directly from the footpath.
- The steep grades of Atchinson Street will always discourage this from being an active street frontage, however it is still heavily used by pedestrians, especially those utilising the nearby rail station. Therefore, the Panel has suggested that the presentation of development to this street frontage should be re-considered.
- Council noted that the wind impact assessment indicated pedestrian comfort would be exceeded in this area. Council are also seeking this to be addressed.

Parking

- Council is concerned that there are only half the required visitor carparks, but this should be able to be addressed as there appears to be an oversupply of residential car parks.
- Commercial parking is suitable
- Council is not satisfied that adequate accessible parking has been provided.
- There are separate accesses for residential car parking and for loading and service docks

Sustainability

- Council is concerned that at present there does not appear to be sufficient sustainability initiatives with the development. There does not appear to be many tangible actions beyond the BASIX certificate.

Housing

- The towers offer 1-, 2- and 3-bedroom units, no 4- bedroom units. Council is comfortable with this mix, but Council has raised the issue of insufficient affordable housing with the applicant. Beyond this, Council noted there are no further levers for them to push for more affordable housing.

Other

- Council are seeking public meetings at the beginning and end of the determination period.

NEXT MEETING DATE: APPLICANT BRIEFING in APRIL 2022 (tbc)

The Panel suggested a briefing with the applicant may enable the Panel to provide some input to the process to assist Council in resolving issues with the applicant and to enable the Panel to understand the design philosophy underlying the proposed site layout including the reasons for location and heights of the 3 towers.

Council was receptive to this and suggested this should occur after the remaining presentations and the provision of any amended plans by the applicant to Council (which will outline the basement layout and the public domain for the development). The presentations are due to occur in early to mid-March 2022.

An Applicant briefing is therefore proposed during April 2022, with exact date to be confirmed with all parties.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels