

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 26 October 2022, 10am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSTH-99 – Wollongong – DA-2021/957 – WIN Grand – 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	Chris Wilson (Acting Chair), Renata Brooks, Tim Fletcher, Michael Mantei, David Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Rebecca Welsh, Nigel Lamb, Nadir Mian, Linda Davis, Mark Adamson, Pier Panozzo.
DPIE	Amanda Moylan, Tracey Gillet

KEY ISSUES DISCUSSED

- Council provided an outline of the proposal and progress of the assessment
- Described amendments to design and development departures
- Explained the redistribution of the building height, bulk and separation across the site
- Advised that a referral from Transport for NSW was outstanding as there were ongoing discussions around their concerns regarding the configuration of the bus stop on Crown St, the signalling around Burelli St and around parking rates.
- 17 submissions (objections) received
- Key assessment issues include:
 - Design excellence
 - Solar Access
 - Natural ventilation
 - Car parking
 - End of trip facilities
 - Lack of awning to commercial building on cnr of Crown and Keira Street's
 - DCP variation to setbacks
 - Views to the escarpment from Flagstaff Hill

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- Strategic direction of City Centre
 - Public domain improvements beyond the kerb line
 - Landscaping
- The Panel requested the Council assessment report include (but not be limited to) consideration of the following matters:
 - Impact of overshadowing from Tower 1 on adjoining land uses
 - Tenacity assessment relating to view loss from adjacent buildings
 - Clarification as to how design issues are proposed to be resolved
 - Potential flow on effects where draft conditions propose design changes and whether there is any impact on the ability for the development to achieve design excellence
 - Clear discussion and consideration of any departures from the ADG
- Next steps
 - Public determination meeting scheduled for 23rd November 2022
 - Final documentation and assessment report to be uploaded by 9th November
 - Council to provide draft conditions to the applicant

TENTATIVE DETERMINATION DATE SCHEDULED FOR 23 NOVEMBER 2022

Planning Panels Secretariat

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