

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 10 May 2022, 02:00pm to 04:15pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSTH-99 – Wollongong – DA-2021/957 – 216-222 Keira Street, Wollongong – 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 (Chair), Renata Brooks, Tim Fletcher, Michael Mantei and David Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nigel Lamb, Pier Panozzo, Mark Adamson, Rebecca Welsh
APPLICANT REPRESENTATIVES	<p>Birketu (Applicant) Chris Halios-Lewis</p> <p>ColonySix (Development Manager) Steven Turner – Director Shaun Doyle – Development Manager Omaira Kola – Development Manager</p> <p>BVN (Architect) Ninotschka Titchkosky – Co-CEO Phillip Rossington – Principal Leny Lembo – Senior Practice Director Chris Bickerton – Senior Associate Ciaran Durney</p> <p>Oculus (Landscape Architect) Roger Jasprizza – Associate Director</p> <p>Urbis (Town Planner) Andrew Harvey – Director Edward Green – Senior Consultant</p>
DPE STAFF	Cameron Brooks, Sung Pak, Mellissa Felipe

Planning Panels Secretariat

KEY ISSUES DISCUSSED

Council

- Status update, no formal amendments received only indicative changes.
- 17 submissions previously received.
- Amended DA and revised scheme need to be re-exhibited once submitted.
- Significant amount of detail to consider and further issues likely to arise
 - However, a key issue at this stage is the lack of visitor parking spaces. Council noted that there is the potential to redistribute residential/commercial parking spaces to visitor parking.

Applicant

- Comprehensive presentation was provided by the Applicant's representatives.
- Comparison between current scheme and proposed scheme.
- Some of the key issues identified at earlier stage and after the notification are being addressed in the detailed design stage.
- Key issue:
 - Feasibility of additional visitor parking is required.
 - There's a minor height non-compliance issue.
- Amended DA and resubmission of plans expected be submitted to Council at the end of June 2022.

The Panel raised the following issues for consideration:

- Built form and massing.
- Potential impacts on solar access, building separation and overshadowing.
- Undercroft and street frontage activation.
- Applicant to provide details of after-hours security and safety management of central public open space.
- While the Panel was generally supportive of the direction the redesign was heading, particularly in relation to bulk and scale, it noted that substantial work remained to support the amended development, and this would need to be fully considered by Council.
- The Panel urged the Applicant to continue to work closely with Council to ensure a good planning outcome was achieved for the site.