
SRPP ADDENDUM REPORT DA-2021/957 (PPSSTH-99)

1. EXECUTIVE SUMMARY

The proposal for a large mixed use development across an entire city block (WIN Grand) was referred to the Regional Planning Panel for determination on 23 November 2022, being regionally significant development under Schedule 6 of SEPP (Planning Systems) 2021.

Prior to the determination meeting, the applicant provided a document outlining proposed changes to the draft conditions of consent. This was reviewed by Council and a response to key items of contention provided to the applicant on 22 November.

Matters raised in the applicants proposed condition changes, particularly points of disagreement between Council and the applicant, were discussed with the Panel in the briefing on the 23 November. The Panel also heard from the applicant on a number of these items at the public determination meeting.

In the deliberations prior to and following the public meeting, The Panel requested the following items be addressed in an addendum report:

- Council respond to the applicants proposed condition changes document in table form.
- A number of changes and additions to conditions were recommended including:
 - Implementation of the Public Art Plan.
 - Design amendments including doors not opening into kitchen/dining areas and alternative window treatment for units in towers 2 and 3 (Levels 2-4) that do not involve screens to improve amenity.
 - Provision of lighting under awnings.
 - Provision of additional end-of-trip facilities in a convenient location to Council's satisfaction (e.g. as an alternative to basement facilities, potential for facilities to be incorporated into the office building).
 - Clarification of what land uses and operational hours are approved by the development, noting the provisions of SEPP (Exempt and Complying Codes).
 - Separate development consent will be required for all uses within The Grand Hotel in order to assess operational impacts and mitigation / management strategies (i.e. the pub, live music and exhibition space).
 - Clarification of the suitability of bike racks shown in the footpath on the plans.
 - Details of planting and ongoing maintenance for the landscaping treatment above the awnings to be provided.
 - Reference the correct landscape plans in Condition 8.
 - Require the ongoing maintenance of the landscaping within the site to be the subject of a positive covenant.
 - Replace references to 'should' within the conditions to 'must'.
 - Condition 168 should be to Council's satisfaction (Loading dock, servicing and waste management plan).
 - Specify desired design of security grilles (e.g. degree of openness) at condition 179.
 - Remove any duplicate conditions

- That Council provide confirmation of whether the assessment of view impacts illustrated in a physical document given to the Panel by a resident of Avante at the public meeting correlate with Council's assessment.
- That Council check the capacity and size of on-site detention storage for stormwater

It is also noted a number of other administrative changes to the draft conditions have been made by Council including amended wording at Condition 2 and 3 referring to Sydney Water and Transport for NSW requirements and minor typographical changes.

Attachment 1 to this addendum report contains the table outlining changes to conditions and Council's response to the applicant requested changes.

Attachment 2 to this addendum report contains an updated set of conditions incorporating the changes outlined in Attachment 1.

Attachment 3 contains the clean copy of the updated conditions without track changes.

Attachment 4 contains the additional Water NSW correspondence in regard to comments at condition 79.

View impacts

In relation to a review of the imagery provided by an objector at the determination meeting, it is noted the Panel heard from a number of residents of the Avante building at the public meeting including Steven Holt (Level 7), Peter Dix (Level 11) and Milton O'Brien (Level 10). This included presenting the Panel with images of the likely view impacts to Avante from the proposal as interpreted by the residents, two of which are shown at Figure 1 and Figure 2 below. It is noted that these images were included in the objectors submissions received following public exhibition.

The Panel requested Council confirm whether these images generally correlated with Council's expectations of view impacts from the proposal on Avante residents. In that regard, Figure 3 and Figure 4 below contain screen captures from Council's 3D modelling software indicating the before and after view from Avante looking towards the site. These are broadly consistent with that illustrated in the objector's submission. Also included below are two figures from the assessment report illustrating broader views available from the Avante building. Figure 5 contains a typical floor plan from the Avante building that was used in the view sharing assessment in the Council report. It is noted that views from centre units are more restricted in enjoying wider views towards the west and east.

The view impact analysis contained in the assessment report addressing the Tenacity planning principle remains applicable.



Figure 1: part of the existing view over the site from Level 11 (unit 11.01)



Figure 2: Illustration of likely view impact from Level 11 (unit 11.01)



Figure 3: Existing view corridor from Avante towards the site

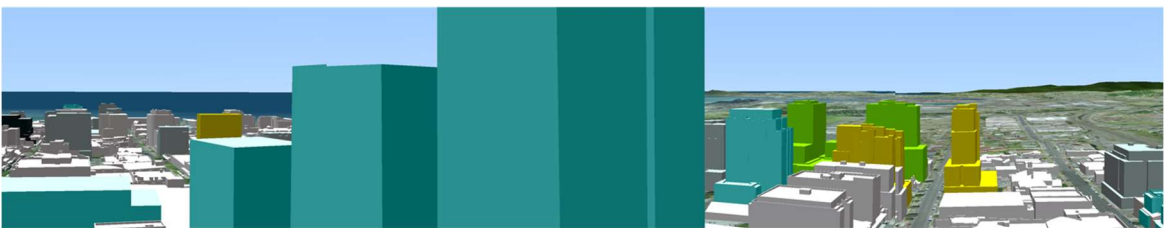


Figure 4: View corridor with proposed tower forms inserted



Figure 5: Typical floor plan of Avante building

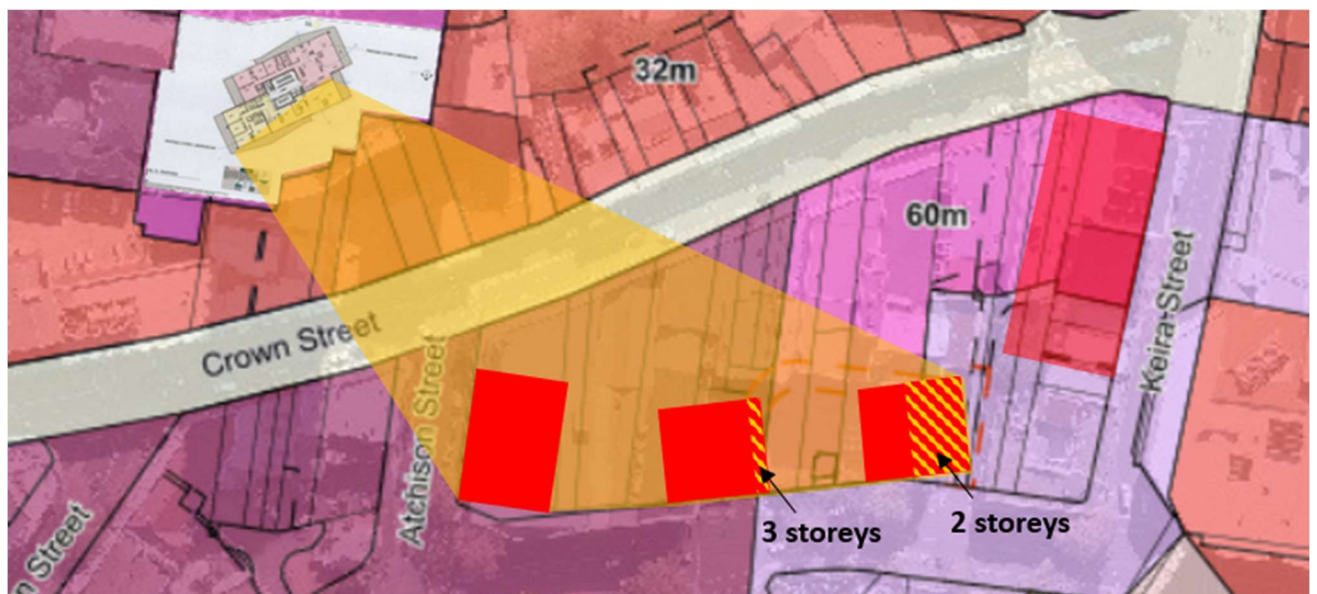


Figure 6: Overlay of Avante floor plan with proposed tower forms including areas of height exceedance



Figure 7: Extent of view corridor impacted and views that remain relatively unaffected by the three residential towers

Onsite detention

The Panel's query on the size and capacity of the onsite detention (OSD) was reviewed by Council's Development Engineering division.

With regard to the OSD, Council's policy requires OSD where there is an increase in hardstand area greater than 100sqm. A review of the predevelopment site highlights that the site is significantly developed and there is no increase in hardstand area so doesn't require OSD to manage overall runoff. Distribution of flows was also checked between pre and post development. The Rainwater Tank / OSD system proposed is rather a combination of OSD to manage peak flows through the combined WSUD / Rainwater tank system. Overall the project satisfies the requirements of Wollongong DCP 2009 Chapter E14 Stormwater Management.