



BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 10 May 2022, 10:00am-12:pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSTH-131 – Wollongong – DA-2021/1279 – 7-9 Greene Street and 54-68 King Street, Warrawong – Warrawong District Community Centre and Library

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nigel Lamb, Pier Panozzo, Mark Adamson
APPLICANT REPRESENTATIVES	Annie Hensley, Michell Ho, April Wilkinson, Nathan Mcinerney, Joseph Arnott, Kate Rintoul,
DPIE	Sung Pak, Cameron Brooks, Mellisa Felipe

KEY ISSUES DISCUSSED

Applicant

- Provided background, site location and proposal overview noting existing parking, flooding, Warrawong Master Plan, pedestrian links, open space, design principals and vehicle access.
- A series of community forums were conducted, and one submission received during exhibition. A RFI response sent to Council on 9 May 2022.
- The proposed design aims to provide multiple access points for the community.
- Kings Street activation and access is limited due to typography, flooding, acoustic noise, and safety concerns for children. Large areas of glazing and landscaping have been introduced to mitigate impacts.
- Waste Management Plan, traffic arrangement for the service vehicles and loading bay.
- Justification for turning bay and obligations for the laneway/public road under the Roads Act.
- Turning bay in laneway to be clearly signed.
- Deliveries to cafes via southern loading bay. Separate Lift to access level 2 kitchenettes.
- Option for the area set aside for Illawarra Legal Service to be modified for alternative uses.

Council

- Provided background, site location and proposal overview.
- Council to review RFI response.

Panel

- Panel questioned need for better disability access and pick up/drop off point locations, protection from weather over disability access between carpark and centre.
- Potential conflict between vehicles using Cowper Lane to access commercial properties fronting King and Cowper Streets and the pedestrianisation of the lane adjacent to the proposed centre.
- Potential legal issues arising from retention of Cowper Lane as a public road and controlled under the Roads Act through the development site.
- Consistency of the proposal with the Warrawong Master Plan.
- Also questioned whether drop-zone in Greene Street could also be used for café deliveries

Possible for e-determination.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 28 JUNE 2022