



DATE OF DEFERRAL	30 August 2022
PANEL MEMBERS	Chris Wilson (Acting Chair), Renata Brooks, Tim Fletcher, Michael Mantei, Mark Carlon
APOLOGIES	None
DECLARATIONS OF INTEREST	David Brown

Determination briefing held by Teleconference on 30 August 2022 opened at 2.55pm and closed at 3.30pm. Papers circulated electronically on 24 August 2022.

MATTER DEFERRED

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

REASONS FOR DEFERRAL

The panel agreed to defer the determination of the matter until a supplementary assessment report is provided by council to address the following matters;

- car parking assessment
- arrangements for accessible parking/drop off in Greene St to reduce travel distance (compared to accessible spaces in the proposed car park) and arrangements for covered access.
- likely impacts of road closure on adjoining businesses
- physical impacts of closing the road and the need for a ROW from a risk and traffic management perspective.
- resolution of flooding issues including floodgate impacts, BCA compliant access in the event of flood evacuation requirements, and consideration of path of travel (including for people with a disability)
- visual illustration of how access to the facility will interface with the required floor levels
- demonstration of compliance with LEP Clause 7.13(3) of the WLEP 2009 in relation to the number of entrances, noting this may require submission of a Clause 4.6 variation request.
- review of condition 8 to provide greater clarity
- review of conditions 16 and 20 to remove any duplication
- inclusion of a draft condition requiring a hazardous materials survey prior to demolition
- revision of Condition 1 to include a reference to the SEE and associated technical reports (or alternatively reference the SEE and technical reports explicitly in operational conditions). In particular, the recommendations of the Douglas Partners PSI, Fire Safety Schedule, and Acoustic Report are required to be referenced within the draft conditions of consent.

The Council is requested to update their assessment within 4 weeks of the date of the publication of the Record of Deferral.

When this information has been received, the panel will determine the matter electronically. The Panel expects an addendum assessment report from Council responding to the material and the matters raised above.

The decision to defer the matter was Unanimous.

PANEL MEMBERS



Chris Wilson (Acting Chair)



Renata Brooks



Tim Fletcher



Michael Mantei



Mark Carlon

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-131 - Wollongong – DA-2021/1279
2	PROPOSED DEVELOPMENT	Warrawong District Community Centre and Library
3	STREET ADDRESS	54-68 King Street & 7-9 Greene Street Warrawong Lot 1 DP 394881, Lot 1 DP 515419, Lot 37 DP 18875, Lot 38 DP 18875, Lot 39 DP 18875, Lot 40 DP 18875, Lot 41 DP 18875, Lot 42 DP 18875
4	APPLICANT/OWNER	Joseph Arnott – Urbis for Wollongong City Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> ○ Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP (Resilience & Hazards) 2021 ○ SEPP (Transport & Infrastructure) 2021 ○ SEPP (Koala Habitat Protection) 2021 ○ SEPP (Planning Systems) 2021 ○ Wollongong Local Environmental Plan 2009 ○ Draft environmental planning instruments: Nil ○ Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 ○ Planning agreements: Nil ○ Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Clause 92(1)(1) demolition ○ Coastal zone management plan: There is no Coastal Zone Management Plan currently applicable to the land ○ The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality ○ The suitability of the site for the development ○ Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations ○ The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> ● Council assessment report: 22 August 2022 ● Updated draft conditions of consent received: 30 August 2022 ● Written submissions during public exhibition: 1 ● Total number of unique submissions received by way of objection: 1
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> ● Applicant Briefing: 10 May 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Chris Wilson (Acting Chair), Renata Brooks, Tim Fletcher, Michael Mantei ○ <u>Council assessment staff</u>: Nigel Lamb, Pier Panozzo, Mark Adamson ○ <u>Applicant representatives</u>: Annie Hensley, Michell Ho, April Wilkinson, Nathan Mcinerney, Joseph Arnott, Kate Rintoul ○ <u>Note</u>: Applicant briefing was requested to provide the Panel with clarification and to respond to issues. ● Site inspection: 1 June 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Chris Wilson (Acting Chair), Renata Brooks, and Tim Fletcher.

		<ul style="list-style-type: none"> ○ <u>Council assessment staff</u>: Pier Panozzo, Mark Adamson, Nigel Lamb • Final briefing to discuss council’s recommendation: 30 August 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Chris Wilson (Acting Chair), Renata Brooks, Tim Fletcher, Michael Mantei, Mark Carlon ○ <u>Council assessment staff</u>: Nigel Lamb, Pier Panozzo, Mark Adamson, Andrew Heaven ○ <u>Applicant representatives</u>: Joseph Arnott (Urbis), Michelle Ho (FJMT), Adrian Hall (TTW), Annie Hensley (FJMT), April Wilkinson (Wollongong City Council) ○ <u>Note</u>: Applicant briefing was held to provide the Panel with clarification and respond to the recommendations and draft conditions in the council assessment report
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report