

ADVICE AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	29/4/21
PANEL MEMBERS	Sue Francis, Alison McCabe, Scott Lee

Meeting held on-line hosted by Wollongong City Council, 41 Burelli Street, Wollongong on 29/4/21 opened at 1:00pm and closed at 4:00pm.

MATTER DETERMINED

Item 3 - Planning Proposal PP-2020/4 – Bluescope Holdings, Kembla Grange

PUBLIC SUBMISSIONS

The Panel heard from Brian Moran (Bluescope), Sophie Perry (Cardno), Justine Wallis (Cardno), David Laing (Cardno)

PANEL CONSIDERATION

The Panel considered the Council officer's report, draft Planning Proposal request and supporting documents, and the material presented at the meeting.

PANEL DECISION

The Panel notes that the land is within stage 1 of the West Dapto Urban Release Area and has been zoned for urban development and conservation outcomes. Based on the proposed amendments to the existing zoning outlined in the Council officers report, the Panel advises:

- Amendment 1 - The Panel supports the recommendations of the officers report not to rezone parts of the Paynes Rd precinct to R3. The planning controls should align with the land to the west of Paynes Road and the southern side of Sheaffes Rd
- Amendment 2 – The Panel supports the recommendations of the officers report not to rezone the land to R3, and notes that the applicant accepts the recommendation
- Amendments 3 - The Panel supports the recommendations of the officers report in terms of the rezoning from E3 to E2 as proposed by the applicant. Refer to amendment 7 re proposed lot size changes
- Amendment 4 - The Panel did not support the rezoning from E2 to IN2 – as the ecological mapping shows the area as EEC and is contiguous with the E2 to the west.
- Amendment 5(a) - The Panel supports the recommendations of the officers report to rezone the land from E3 to IN2, because the vegetation has been ground truth as woody weeds
- Amendment 5(b), 5(c) and 5(d) - The Panel supports the recommendations of the officers report, to rezone the land from E3 to IN2, because it is cleared land
- Amendment 6 – The Panel supports the removal of the SP2 Infrastructure – Railway corridor.
- Amendment 7 - The Panel supports the recommendations of the officers report to retain the existing Minimum Lot Sizes, but there should be further investigations as to whether clause 4.1A of the WLEP would achieve the desired and appropriate development and conservation outcomes. An amendment to this clause, if it does not currently achieve the desired outcomes, may be a more appropriate approach.
- Amendment to Coastal Management SEPP – The Panel notes that the SEPP mapping submitted by the applicant is proposed to be reviewed.

The decision was unanimous

PANEL MEMBERS

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Sue Francis
(Chair)

A handwritten signature in cursive script, appearing to read "Alison McCabe".

Alison McCabe

A handwritten signature in cursive script, appearing to read "Scott Lee".

Scott Lee