

SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at 11:00 am on Monday 1 December 2014 at Wollongong City Council

Panel Members: Pam Allan (Chair), Alison McCabe, Michael Mantei and Vicki Curran

Apologies: Allen Grimwood Declarations of Interest: None

Determination and Statement of Reasons

2013STH008- Wollongong - DA-2013/666 [14 Auburn Street, Wollongong] as described in Schedule 1.

Date of determination: 1 December

Decision:

The panel determined to approve the decision for the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

The panel agrees with the council recommendation for approval with conditions as per conditions in Appendix A of the council assessment report.

Moved: Michael Mantei

Seconded by Alison McCabe.

Motion carried unanimously

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting.

Panel members:



Pam Allan (Chair)



Alison McCabe



Michael Mantei

Approval given via email

Vicki Curran

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2013STH008 - Wollongong - DA-2013/666
2	Proposed development: Mixed use development
3	Street address: 14 Auburn Street, Wollongong
4	Applicant/Owner: ESH Holdings PTY LTD & EB Property PTY LTD
5	Type of Regional development: Capital investment value > \$20M
6	Relevant mandatory considerations State Environmental Planning Policies: <ul style="list-style-type: none"> • SEPP No. 55 – Remediation of Land • SEPP No. 65 – Design Quality of Residential Flat Development • SEPP (Building Sustainability Index: BASIX) 2004 • SEPP (Infrastructure) 2007 Local Environmental Planning Policies: <ul style="list-style-type: none"> • Wollongong Local Environmental Plan (WLEP) 2009 Development Control Plans: <ul style="list-style-type: none"> • Wollongong Development Control Plan 2009 Other policies <ul style="list-style-type: none"> • Wollongong Section 94A Development Contributions Plan 2012 Other comments / matters to be addressed <ul style="list-style-type: none"> • Sydney Water Act • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report dated 25 February 2014 Addendum Report dated 21 November 2014 Written submissions during public exhibition: 3 Submissions Verbal submissions at the panel meeting: Support- Ron Knowles; Against- None; On behalf of the applicant – Nicky Choi and John KavanaghJohn Kavanagh Baker Architects
8	Meetings and site inspections by the panel: Site visit on 19 November 2013; Panel Meeting: 06 March 2014 and 01 December 2014
9	Council recommendation: Approval
10	Draft conditions: as attached to assessment report