

## 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 Vicky Curran

Apologies: Allen Grimwood Declarations of Interest: None

### Determination and Statement of Reasons

**2013STH032 - Wollongong - DA-2013/1419 [10-14 Regent Street, Wollongong] as described in Schedule 1.**

**Date of determination:** 1 December 2014

**Decision:**

The panel determined to defer the decision for the development application as described in Schedule 1.

**Panel consideration:**




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

**Reasons for the panel decision:**

1. That the application be deferred for the applicant to provide the following information:
  - a. A detailed 3D massing model analysing the location of the tower having regard to its relationship with any adjacent towers, both existing and approved, and future building envelopes envisaged under the planning controls, to demonstrate compliance with SEPP 65.
  - b. An improved relationship to the public domain – specifically alternate strategies to hotel drop off point.
  - c. Future development of the massing of the eastern façade to reduce perceived bulk of the building.
  - d. A detailed response to the Design Review Panel (DRP) comments with analysis and justification.
2. That the applicant is recommended to undertake a documented peer review of the scheme prior to discussion with the DRP and any departures of the proposed design with the recommendations of the DRP are to be supported by the peer review.
3. That the applicant, architect and planner be invited to a further DRP panel meeting at the applicant's expense to present the additional information and outcome of the peer review.

**Conditions:** Not applicable at this time.

**Panel members:**

 <b>Pam Allan (Chair)</b>	 <b>Alison McCabe</b>
 <b>Michael Mantei</b>	<b>Approval given via email</b>  <b>Vicki Curran</b>

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2013STH032 - Wollongong - DA-2013/1419
2	<b>Proposed development:</b> Mixed use development
3	<b>Street address:</b> 10-18 Regent Street, Wollongong
4	<b>Applicant/Owner:</b> General Infrastructure Group Pty Ltd
5	<b>Type of Regional development:</b> Capital investment value > \$20M
6	<b>Relevant mandatory considerations</b> State Environmental Planning Policies: <ul style="list-style-type: none"> <li>• SEPP No. 55 – Remediation of Land</li> <li>• SEPP No. 65 – Design Quality of Residential Flat Development</li> <li>• SEPP (Building Sustainability Index: BASIX) 2004</li> <li>• SEPP (Infrastructure) 2007</li> </ul> Local Environmental Planning Policies: <ul style="list-style-type: none"> <li>• Wollongong Local Environmental Plan (WLEP) 2009</li> </ul> Development Control Plans: <ul style="list-style-type: none"> <li>• Wollongong Development Control Plan 2009</li> </ul> Other policies <ul style="list-style-type: none"> <li>• Wollongong Section 94A Development Contributions Plan 2013</li> </ul> Other comments / matters to be addressed <ul style="list-style-type: none"> <li>• Design Review Panel</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> 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- applicant's representatives as below ; Against- None; On behalf of the applicant - Peter Rasa from PRD Architects, David Laing from Cardno and David Shalala from General Infrastructure Group
8	<b>Meetings and site inspections by the panel:</b> Site visit on 19 November 2013; <b>Panel Meeting:</b> 06 March 2014 and 01 December 2014
9	<b>Council recommendation:</b> Deferral of decision
10	<b>Draft conditions:</b> Not applicable