

SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at 2.00 pm on 30 July 2015 at Wollongong City Council

Panel Members: Pam Allan (Chair), , Allen Grimwood, Mark Grayson, Michael Mantei and Cr Vicki Curran

Apologies: Alison McCabe Declarations of Interest: None

Determination and Statement of Reasons

2013STH032- Wollongong - DA-2013/1419 [10-18 Regent Street, Wollongong] as described in Schedule 1.

Date of determination: 30 July 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 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 agreed unanimously to approve the application for the following reason:





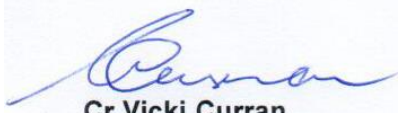
The central concern arising from the JRPP meeting of 1 December 2014 was the failure to achieve design excellence as required by Wollongong Local Environmental Plan 2009. The advice of the Design Review Panel has been considered and it is considered that the final revised proposal now achieves design excellence.

Conditions:

The Panel agrees to approve the development based on the following conditions:

1. In accordance with the draft conditions of consent in Attachment 9 of the report; and,
2. Version (I) of the elevation plans being listed in the description of the plans and documents.

Panel members:

 Pam Allan (Chair)	 Allen Grimwood	 Mark Grayson
 Michael Mantei	 Cr Vicki Curran	

SOUTHERN JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2013STH032- Wollongong - DA-2013/1419
2	Proposed development: Construction of a 30 level mixed use development incorporating retail, commercial, hotel, function, recreational and residential uses inclusive of 4 basement levels.
3	Street address: 10-18 Regent Street, Wollongong
4	Applicant/Owner: General Infrastructure Group
5	Type of Regional development: Capital investment value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • SEPP No. 55 – Remediation of Land • SEPP No. 65 – Design Quality of Residential Flat Development • State Environmental Planning Policy (Building Sustainability Index : BASIX) 2004 • SEPP (Infrastructure) 2007 • SEPP (State and Regional Development) 2011 • Wollongong Local Environmental Plan (WLEP) 2009 • Wollongong Development Control Plan 2009 • 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 Reports dated 10 October 2014, 1 December 2014 & 30 July 2015 Written submissions during public exhibition: 7 Submissions (October 2014) & 2 (July 2015) Verbal submissions at the panel meeting: Against: Mr Ronald Knowles On Behalf of the Applicant - Mr David Shalala from General Infrastructure Group and Mr Peter Rasa from PRD Architects.
8	Meetings and site inspections by the panel: Site visit - 23 January 2014; Briefing meeting – 7 October 2014, 1 December 2014 & 30 July 2015 Determination Meeting – 1 December 2014 (matter deferred) & 30 July 2015
9	Council recommendation: Approve with conditions
10	Draft conditions: as attached to assessment report