

## SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Wollongong City Council on 3 December 2015 at 1.30pm

Panel Members: Pam Allan (Chair), Allen Grimwood, Michael Mantei, John Dorahy

Apologies: M Grayson, Cr V Curran and Representatives of Neighbourhood Forum 5

Declarations of Interest: None

### Determination and Statement of Reasons

**2014STH029 – WOLLONGONG – DA-2014/1510 [2 Northfields Avenue, Keiraville NSW 2500] as described in Schedule 1**

**Date of determination:** 3 December 2015

**Decision:**

That DA-2015/1254, be approved by way of deferred commencement consent, pursuant to Sections 80 and 89 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:**

1. The proposal is not in conflict with the objectives of any relevant local plan or policy.
2. The proposal is suitable in context, having considered design elements, zoning transition changes and likely future development
3. Issues raised in public submissions have been adequately addressed through design, continued commitment by the University of Wollongong to strategies, management and implementation, and by the imposed conditions of consent.

**Conditions:** As per the draft conditions at Attachment 9 of the Council Assessment Report with the following amendment:

the General Terms of Approval issued by the NSW Rural Fire Service dated 2 January 2015 being attached to the consent at Attachment 1 shall form part of the conditions of consent for this application.

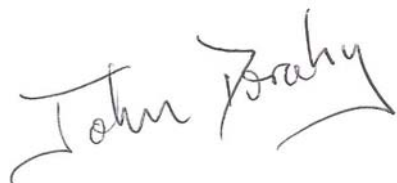
**Panel members:**



**Pam Allan (Chair)**



**Allen Grimwood**



**John Dorahy**



**Michael Mantei**

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### SCHEDULE 1

1	<b>JRPP Reference – LGA – Council Reference:</b> 2014STH029 – WOLLONGONG – DA-2014/1510
2	<b>Proposed development:</b> Demolition works and construction of student accommodation - comprising three (3) x 8 storey (part 7 storey) buildings totalling 802 beds, site managers dwellings, communal facilities and courtyards, carparking for 107 residence spaces, carparking for 9 visitor spaces, landscaping and site infrastructure works
3	<b>Street address:</b> 2 Northfields Avenue, Keiraville NSW 2500
4	<b>Applicant:</b> Hutchinson Builders
5	<b>Type of Regional development:</b> CIV >\$5 million, Crown Development
6	<b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• SEPP (State and Regional Development) 2011</li> <li>• SEPP (Infrastructure) 2007</li> <li>• SEPP No. 55 – Remediation of Land</li> <li>• SEPP (Building Sustainability Index: BASIX) 2004</li> <li>• SEPP No. 65 – Design Quality of Residential Flat Development</li> <li>• Wollongong Local Environmental Plan (WLEP) 2009</li> <li>• Wollongong Development Control Plan (WDCP) 2009</li> <li>• Wollongong Section 94A Development Contributions Plan 2015</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: 23 November 2015 Written submissions during public exhibition: 45 Verbal submissions at the panel meeting: Support - 4: Against 2; On behalf of the applicant 2
8	<b>Meetings and site inspections by the panel:</b> Site Inspections: 8 May 2015 Briefing Meeting: 8 May & 3 December 2015 Determination Meeting: 3 December 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> As per Council Assessment Report