

Relevant JOINT REGIONAL PLANNING PANEL

Meeting held at Kiama Municipal Council at 9.30am

Panel Members: Pam Allan (Chair), Allen Grimwood, Mark Grayson, Michael Forysth, Brian Petschler

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2015STH005 – Kiama Municipal Council - DA10.2015.28. [28 Bong Bong Street, Kiama] as described in Schedule 1.

Date of determination: 30 July 2015

Decision:

The panel determined to defer 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 unanimously agreed that final determination of development application 10.2015.28.1 be deferred to enable the applicant to:

1. Consider modifying Blocks D and E to comply with the 11m height restriction, improve the relationship with the building immediately to the south and improve the views of residents in Eddy Street Kiama.
2. Consider removing or appropriately screening the external clothes drying areas when the development is viewed from surrounding areas.
3. Provide information on the noise attenuation resources proposed for the northern units that front Bong Bong Street to reduce the noise impact of the Grand Hotel at the north-western corner of Bong Bong and Manning Streets.
4. Consider providing an opening to the ground floor commercial premises fronting Bong Bong Street to facilitate interaction with the street, taking into account the constraints imposed by grade.

The supplementary report to the Panel to be prepared by Council is to include consideration of SEPP 65 Design Quality of Residential Flat Development (Amendment No. 3) in accordance with Section 79C.

Conditions:

Nil

Panel members:

 Pam Allan	 Allen Grimwood	 Mark Grayson
Approval by email Michael Forysth	Approval by email Brian Petschler	

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SCHEDULE 1

1	2015STH005 – Kiama Municipal Council - DA10.2015.28.1
2	Proposed development: Mixed use development comprising ground floor retail and seventy six (76) residential units
3	Street address: 28 Bong Bong Street, Kiama
4	Applicant: adm Architects
5	Type of Regional development:
6	<p>Relevant mandatory considerations:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy No 65 — Design Quality of Residential Flat Development (SEPP 65) • State Environmental Planning Policy No 71 – Coastal Protection • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy (BASIX) 2004 • State Environmental Planning Policy (Infrastructure) 2007 • Illawarra Regional Environmental Plan (IREP) No. 1 • Kiama Local Environmental Plan (LEP) 2011 • Kiama Development Control Plan (DCP) 2012 • 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	<p>Material considered by the panel: Council Assessment Report Dated 3 July 2015 Written submissions during public exhibition: 6 Verbal submissions at the panel meeting: Against- Janette McCart, Bruce Morrison, Albert Wun-Hym, Colin Wilcox, Howard Jones; On behalf of the applicant- Nicolas El Khoury, Nick Daoud</p>
8	<p>Meetings by the panel: Site inspection: 27 March 2015 Briefing meeting: 30 July 2015 Determination meeting: 30 July 2015</p>
9	Council recommendation: Approve with conditions
10	Draft conditions: As attached to Council Assessment Report