




SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Kiama Council on Friday 13 November 2015 at 10.00am		
Panel Members: Pam Allan (Chair), Allen Grimwood, Alison McCabe, Michael Forsyth, Brian Petschler		
Apologies: None Declarations of Interest: None		
Determination and Statement of Reasons		
2015STH005 – KIAMA – DA10.2015.28.1 [28 Bong Bong Street Kiama] as described in Schedule 1.		
Date of determination: 13 November 2015		
Decision: The panel deferred determination of 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 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 2015STH005 (10.2015.28.1) be deferred to enable the current report and amended plans to be made available to the public for appropriate consideration.		
Conditions: Nil		
Panel members:		
 Pam Allan (Chair)	 Allen Grimwood	 Alison McCabe
Approved by email Michael Forsyth	Approved by email Brian Petschler	

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2015STH005 – KIAMA – DA10.2015.28.1
2	Amended proposed development: Mixed use development comprising fifteen (15) ground floor retail and seventy one (71) residential units
3	Street address: 28 Bong Bong Street Kiama
4	Applicant/Owner: adm Architects
5	Type of Regional development: CIV >\$20Million
6	Relevant mandatory considerations: <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	Material considered by the panel: Council Assessment Report Dated 3 July 2015 & 29 October 2015 Written submissions during public exhibition: 6 Submissions Verbal submissions at the panel meeting: Support- None; Against- Patricia Gilbert, Albert Wun-hym, Colin Wilcox, Janette McCart and Jan Godfrey; On behalf of the applicant- Nick Daoud and Angelo Di Martino
8	Meetings and site inspections by the panel: Site Inspection: 27 March 2015 Briefing Meeting: 30 July 2015 & 13 November 2015 Determination Meeting: 30 July 2015 & 13 November 2015
9	Council recommendation: Approval
10	Draft conditions: Conditions as per assessment report