



**Planning
Panels**

RECORD OF DEFERRAL
SOUTHERN JOINT REGIONAL PLANNING PANEL

DATE OF DETERMINATION	1 May 2018
PANEL MEMBERS	Pam Allan (Chair), Alison McCabe, Renata Brooks, Michael Mantei, David Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held Wollongong City Council, 41 Burelli St, Wollongong on 1 May 2018, opened at 1:00 pm and closed at 1.40 pm.

MATTER DEFERRED

2016STH016 – Wollongong - DA2016/358

1-3 Canterbury Road Kembla Grange 2526, 9 Canterbury Road Kembla Grange 2526, 638 Northcliffe Drive Kembla Grange 2526, 642 Northcliffe Drive Kembla Grange 2526, 644-650 Northcliffe Drive Kembla Grange Demolition of existing structures, clearing of vegetation, bulk earthworks, construction and use of a hardware and building supplies development including plant nursery and landscape supplies, associated roadworks including public infrastructure works (roundabout on Northcliffe Drive) and re-subdivision of five (5) lots into two (2) lots.

PANEL CONSIDERATION AND DECISION

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.

The Panel determined to defer the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.





The decision was Unanimous.

REASONS FOR DEFERRAL

The panel agreed to defer the determination of the matter until a supplementary report is prepared by Council that addresses the following:

- Assessment of the proposed roadworks including zoning controls, landowners' consent to lodgement of the development application, the impact on adjoining properties and approach to temporary and final access to the adjoining private land during construction, appropriate signage and long-term traffic management.
- The degree of vegetation removal and the potential for retention of existing vegetation and appropriateness of the proposed landscape solution for the site.
- The requirements of the Section 88B Instruments and the appropriateness of variations to them.
- The extent of the landscape area proposed on site and whether it is sufficient to justify a variation to the height of the building development standard.
- Revision of conditions addressing the above points.

When this information has been received, the panel will determine the matter electronically.

PANEL MEMBERS	
 Pam Allan (Chair)	 Alison McCabe
 Renata Brooks	 Michael Mantei
<i>Approved via email 7/5/18 at 12:41 pm</i> David Brown	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016STH016 – Wollongong - DA2016/358
2	PROPOSED DEVELOPMENT	Demolition of existing structures, clearing of vegetation, bulk earthworks, construction and use of a hardware and building supplies development including plant nursery and landscape supplies, associated roadworks including public infrastructure works (roundabout on Northcliffe Drive) and re-subdivision of five (5) lots into two (2) lots.
3	STREET ADDRESS	1-3 Canterbury Road Kembla Grange 2526, 9 Canterbury Road Kembla Grange 2526, 638 Northcliffe Drive Kembla Grange 2526, 642 Northcliffe Drive Kembla Grange 2526, 644-650 Northcliffe Drive Kembla Grange 2526
4	APPLICANT/OWNER	Bunnings Properties Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No 6 Advertising and Signage ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 ○ Wollongong Local Environment Plan 2009 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 • Planning agreements: Bunnings Properties Pty Ltd has requested that Council enter into a Planning agreement for the shared cost of constructing a roundabout on Northcliffe Drive, Kembla Grange, between Phar Lap Avenue and Princes Highway. • Wollongong Section 94 Contributions Plan 2017 • Provisions of the Environmental Planning and Assessment Regulation 2000: Nil • Coastal zone management plan: Nil • 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 Environmental Planning and Assessment Act 1979 or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 19 April 2017 • Written submissions during public exhibition: Nil • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Adam Wilson ○ On behalf of the applicant – Ben Fogarty and Kendal Mackay
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection 1 May 2018 • Final briefing meeting to discuss council's recommendation, 1 May 2018. Attendees: <ul style="list-style-type: none"> ○ Panel members: Pam Allan (Chair), Alison McCabe, Renata Brooks, Michael Mantei, David Brown ○ Council assessment staff: Rodney Thew

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report