

DETERMINATION AND STATEMENT OF REASONS

SOUTHERN JOINT REGIONAL PLANNING PANEL

DATE OF DETERMINATION	12 May 2017
PANEL MEMBERS	Pam Allan (Chair), Alison McCabe, Renata Brooks, Vicki Curran, Michael Mantei
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Wollongong City Council on Friday, 12 May 2017, opened at 1.00pm and closed at 1.55pm.

MATTER DETERMINED

2016STH020 – Wollongong – DA-2016/1061 AT 29-31 Belmore Street and 28, 30 and 32 Young Street, Wollongong (AS DESCRIBED IN SCHEDULE 1)

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 approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*. The decision was unanimous.

REASONS FOR THE DECISION

The Panel approved the application in accordance with the recommendation in the Council Assessment Report.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Pam Allan (Chair)	 Alison McCabe
 Renata Brooks	 Vicki Curran
 Michael Mantei	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2016STH020 – Wollongong – DA-2016/1061
2	PROPOSED DEVELOPMENT	<p>Mixed use - Proposed demolition of all structures and construction of a sixteen (16) level mixed use development containing four (4) basement parking levels. The development will comprise:</p> <ul style="list-style-type: none"> - forty six (46) residential apartments (at levels 7-16); - eighty seven (87) hotel rooms (at levels 1-6) and associated restaurant and conference room on the upper ground level; and - 3 food and drink premises at the street level fronting Belmore Street and 1 food and drink premises (in addition to the Hotel restaurant) at street level fronting Young Streets.
3	STREET ADDRESS	29-31 Belmore Street and 28, 30 and 32 Young Street, Wollongong
4	APPLICANT/OWNER	Gear Up Properties Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP No. 55 – Remediation of Land ○ SEPP 65—Design Quality of Residential Apartment Development ○ SEPP (Building Sustainability Index: BASIX) 2004 ○ SEPP (State and Regional Development) 2011 ○ SEPP (Infrastructure) 2007 ○ Wollongong Local Environmental Plan (WLEP) 2009 • Draft environmental planning instruments: <ul style="list-style-type: none"> ○ Draft SEPP (Coastal Management) 2016 • Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: <ul style="list-style-type: none"> ○ Clause 92 • 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 <i>Environmental Planning and Assessment Act 1979</i> 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: 28 April 2017 • Written submissions during public exhibition: 3 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Ron Knowles ○ On behalf of the applicant – Elaine Treglown

8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting 15 March 2017 • Final briefing meeting to discuss council's recommendation, 12 May 2017, 10.50am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Pam Allan (Chair), Alison McCabe, Renata Brooks, Vicki Curran, Michael Mantei ○ <u>Council assessment staff</u>: Pier Panozzo, Mark Riordan, Andrew Carfield, Charlie Bevan, Andrew Heaver, Lucretia Liu
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report