

## DETERMINATION AND STATEMENT OF REASONS

### SOUTHERN JOINT REGIONAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	Tuesday, 4 July
<b>PANEL MEMBERS</b>	Pam Allan (Chair), Alison McCabe, Renata Brooks, Michael Mantei, Vicki Curran
<b>APOLOGIES</b>	Andrew Carfield
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Council Chambers, Wollongong City Council, 41 Burelli Street, Wollongong on 4 July 2017, opened at 11.43 am and closed at 12.28 pm.

#### MATTER DETERMINED

2016STH027 – Wollongong – DA-2016/1355 at 1-3 Urunga Parade, Wollongong (AS DESCRIBED IN SCHEDULE 1)

#### PANEL CONSIDERATION AND DECISION



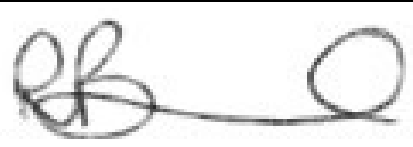


The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

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*, subject to amendment to condition 42.

The decision was unanimous.

#### CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report, but with an amendment to Condition 42 to allow consolidation prior to the issue of an Occupation Certificate.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016STH027 – Wollongong – DA-2016/1355
2	PROPOSED DEVELOPMENT	Health services facility - Demolition of existing dwellings and the construction of a new day surgery facility consisting of six (6) floors and 5 levels of basement car parking.
3	STREET ADDRESS	1-3 Urunga Parade, Wollongong
4	APPLICANT/OWNER	Erilyan Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (SEPP) No. 55 – Remediation of Land</li> <li>SEPP (Infrastructure) 2007</li> <li>SEPP (Affordable Rental Housing) 2009</li> <li>SEPP (State and Regional Development) 2011</li> <li>Wollongong Local Environment Plan (LEP) 2009</li> </ul> </li> <li>Draft environmental planning instruments: <ul style="list-style-type: none"> <li>Draft SEPP (Coastal Management) 2016</li> <li>Draft SEPP (Educational Establishments and Child Care Facilities) 2017</li> </ul> </li> <li>Development control plans: <ul style="list-style-type: none"> <li>Wollongong Section 94A Development Contributions Plan 2016</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</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 <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 21 June 2017</li> <li>Written submissions during public exhibition: Six (6)</li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Site inspection and briefing meeting 15 March 2017</li> <li>Final briefing meeting to discuss council's recommendation, 4 July 2017, 10:30 am. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Hon. Pam Allan (Chair), Alison McCabe, Renata Brooks, Michael Mantei, Vicki Curran</li> <li><u>Council assessment staff</u>: Pier Panozzo</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report