

## DETERMINATION AND STATEMENT OF REASONS

### SOUTHERN JOINT REGIONAL PLANNING PANEL

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

Public meeting held Wollongong City Council, 41 Burelli St, Wollongong on 1 May 2018, opened at 2.00 pm and closed at 2.15 pm.

#### MATTER DETERMINED

##### 2017STH026 – Wollongong - DA-2017/1343

132 West Dapto Road, Kembla Grange

Designated Development ☐ Upgrade to Waste Resource Recovery facility including construction of aerated storage tunnels, biofiltration system, water management area, drilling mud separation plant, new weighbridge and associated operational activities.

#### 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 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was Unanimous.




#### REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The development is appropriately located in the IN3 Heavy Industrial zone and will contribute to economic and waste management outcomes.
- Potential negative impacts have been identified and proposed mitigation strategies are considered satisfactory or have been augmented by conditions
- The proposed development is consistent with applicable provisions of relevant planning instruments and Wollongong Development Control Plan 2009
- The Panel is satisfied that the site is suitable under State Environmental Planning Policy No 55 – Remediation of Land.

#### CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report, subject to amendment of Condition 1 as attached at Appendix 1.

PANEL MEMBERS	
 Alison McCabe (Chair)	Approved via email 8/5/18 at 6:22 pm  David Brown
 Renata Brooks	 Michael Mantei

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017STH026 – Wollongong - DA-2017/1343
2	PROPOSED DEVELOPMENT	Designated Development ☐ Upgrade to Waste Resource Recovery facility including construction of aerated storage tunnels, biofiltration system, water management area, drilling mud separation plant, new weighbridge and associated operational activities.
3	STREET ADDRESS	132 West Dapto Road, Kembla Grange
4	APPLICANT/OWNER	MRA Consulting Group
5	TYPE OF REGIONAL DEVELOPMENT	Designated development - waste management facility or works
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 No 33 Hazardous and Offensive Development</li> <li>◦ State Environmental Planning Policy No 55 – Remediation of Land</li> <li>◦ State Environmental Planning Policy (Infrastructure) 2007</li> <li>◦ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>◦ Wollongong Local Environment Plan 2009</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>◦ Wollongong Development Control Plan 2009</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• West Dapto Release Area Section 94 Contributions Plan 2017</li> <li>• Provisions of the Environmental Planning and Assessment Regulation 2000: 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 Environmental Planning and Assessment Act 1979 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>• Addendum Report – Condition 1 of Attachment 4 - Approved Plans and Specifications: 1 May 2018</li> <li>• Council assessment report: 19 April 2017</li> <li>• Written submissions during public exhibition: Nil</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>◦ On behalf of the applicant – Charlie Emery</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Site inspection 1 May 2018</li> <li>• Final briefing meeting to discuss council's recommendation, 1 May 2018. Attendees: <ul style="list-style-type: none"> <li>◦ Panel members: Alison McCabe (Chair), Renata Brooks, Michael Mantei, David Brown</li> <li>◦ Council assessment staff: Andrew Kite</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report

## Appendix 1

### JOINT REGIONAL PLANNING PANEL (Southern Region)

JRPP No	2017STH026
DA Number	DA-2017/1342
Report by	Andrew Kite - Development Project Officer

#### **Addendum Report – Condition 1 of Attachment 4 - Approved Plans and Specifications**

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Environmental Impact Statement – Version 4 – dated 13 October 2017 prepared by MRA Consulting Group.

Site Plan Drawing No. 01 Rev. 3 dated 10 April 2018 prepared by Stuart Mason

Floor Plan Drawing No. 02 Rev 3 dated 10 April 2018 prepared by Stuart Mason

Elevations 01 Drawing No. 03 Rev 3 dated 10 April 2018 prepared by Stuart Mason

Elevations 02 Drawing No. 04 Rev 3 dated 10 April 2018 prepared by Stuart Mason

Section 01 Drawing No. 05 Rev 3 dated 10 April 2018 prepared by Stuart Mason

Civil Design Proposed Site Plan – Project No. 160198 Drawing No. C02 Rev 6 dated 5 April 2018 prepared by Jones Nicholson Consulting Engineers

Civil Design Operational Plan – Project No. 160198 Drawing No. C03 Rev 6 dated 5 April 2018 prepared by Jones Nicholson Consulting Engineers

Civil Design Warehouse Elevations & Section – Project No. 160198 Drawing No. C33 Rev 3 dated 5 April 2018 prepared by Jones Nicholson Consulting Engineers

Weighbridge Footing Slab Plan & Details – Project Ref No. 9183 Drawing No. 2135 SDRB\_S-02 dated 18 January 2011 prepared by Lindsay & Dynan Pty Limited