

DETERMINATION AND STATEMENT OF REASONS

SOUTHERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	Thursday, 29 November 2018
PANEL MEMBERS	Pam Allan (Chair), Alison McCabe, Renata Brooks and David Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	Michael Mantei – previously provided applicant with legal advice – Michael Mantei did not participate in the meeting for this item.

Public meeting held at Wollongong City Council on 29 November 2018, opened at 2.00pm and closed at 3:40pm.

MATTER DETERMINED

2018STH002 – Wollongong – DA-2017/1759 at 141 Darkes Road Kembla Grange (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.





The decision was unanimous.

REASONS FOR THE DECISION

- The West Dapto Release Area is one of transition from rural to urban and the development is a response to future desired character adjacent to a proposed town centre site and is consistent with relevant planning controls.

CONDITIONS

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

PANEL MEMBERS	
 Pam Allan (Chair)	 Alison McCabe
 Renata Brooks	 David Brown

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018STH002 – Wollongong – DA-2017/1759
2	PROPOSED DEVELOPMENT	Residential development – demolition of existing structures, tree removal, construction of five (5) separate apartment blocks containing a total of 108 apartments across four (4) levels and associated infrastructure.
3	STREET ADDRESS	Lot 1 DP 770451, 141 Darkes Road Kembla Grange
4	APPLICANT/OWNER	ADM Architects
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 No 65 – Design Quality of Residential Flat Development State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 Wollongong Local Environmental Plan 2009 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Wollongong Development Control Plan 2009 West Dapto Development Contributions Plan 2017 NSW Apartment Design Guide Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: AS 2601 in respect of any demolition 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: 15 November 2018 Written submissions during public exhibition: ten (10) Verbal submissions at the public meeting: <ul style="list-style-type: none"> Support – Nil [names of speakers] Object – Nil [names of speakers] Council assessment officer – Rodney Thew On behalf of the applicant – Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection and briefing on 14 March 2018 Site inspection and briefing on 30 October 2018 Final briefing to discuss council's recommendation, 29 November 2018, 12:30pm. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Pam Allan (Chair), Alison McCabe, Renata Brooks, David Brown <u>Council assessment staff</u>: Rodney Thew

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