

<b>DATE OF DETERMINATION</b>	27 July 2018
<b>PANEL MEMBERS</b>	Pam Allan (Chair), Renata Brooks, Michael Mantei, David Brown
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Alison McCabe

Public meeting held at Wollongong City Council on 27 June 2018, opened at 3:00 pm and closed at 3:45pm.

**MATTER DETERMINED**

**2018STH012 – Wollongong – DA 2018/225**

98-104 Gipps Street Wollongong

Construction of additional self storage units to existing self storage site, civil and landscaping works, including access bridge

**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 resolved to defer determination of the development application as described in Schedule 1 pursuant to section 4.16 (previously section 80) of the *Environmental Planning and Assessment Act 1979*.

The panel agreed to defer the determination of the matter until:

- The Applicant submits amended plans responding to Council's concerns within their letter dated 10 May 2018. A supplementary report is prepared by Council and submitted to the Panel.





The decision was unanimous.

**REASONS FOR THE DECISION**

The reasons for the decision of the Panel were:

- To address concerns as outlined in the letter from WCC to the Applicant dated 10 May 2018, including issues around bridge construction, stormwater and flooding, landscaping, traffic and parking.

When this information has been received, the panel will determine the matter electronically, unless otherwise advised by the Chair.

<b>PANEL MEMBERS</b>	
 Pam Allan (Chair)	 David Brown
 Renata Brooks	 Michael Mantei

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018STH012 – Wollongong – DA 2018/225
2	PROPOSED DEVELOPMENT	Construction of additional self storage units to existing self storage site, civil and landscaping works, including access bridge
3	STREET ADDRESS	98-104 Gipps Street Wollongong
4	APPLICANT/OWNER	Kennards Self Storage Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	CIV > 5 Million, Council Interest
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 (Infrastructure) 2007</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environment Planning Policy NO 64 – Advertising and Signage</li> <li>State Environmental Planning Policy (Coastal Management) 2016</li> <li>Wollongong Local Environmental 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> <li>Wollongong Section 94A Development Contributions Plan 2017</li> </ul> </li> <li>Planning agreements: Nil</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>Council assessment report: 18 July 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 – Craig Henery, David Cahill</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Site inspection 27 June 2018</li> <li>Final briefing meeting to discuss council's recommendation, 27 July 2018. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Pam Allan (Chair), Alison McCabe, Renata Brooks, Michael Mantei, David Brown</li> <li><u>Council assessment staff</u>: Anne Starr, Mark Fowler, Pier Panozzo, Rebecca Welsh, John Wood, Paul Marskell, Andrew Heaven, Theresa Whittaker, Mark Riordan, Andrew Carfield, Nigel Lamb</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	N/A