

DETERMINATION AND STATEMENT OF REASONS

SOUTHERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	Friday, 31 May 2019
PANEL MEMBERS	Alison McCabe (Chair), Renata Brooks, Mark Grayson, David Brown and Michael Mantei
APOLOGIES	Pam Allan
DECLARATIONS OF INTEREST	None

Public meeting held at Wollongong City Council on 31 May 2019, opened at 12.04pm and closed at 2.59pm.

MATTER DETERMINED

2018STH032 – Wollongong – DA-2018/1517 at 145-149 Princes Highway, CORRIMAL – Mixed use development (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 adjourned during the meeting to deliberate on the matter and formulate a resolution. The meeting was adjourned from 12.39pm to 12.52pm.

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

- Addition of condition 26(d) to read:
'Any fence on top of the retaining wall along the northern boundary is to comprise an open palisade type structure or the like.'

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the council assessment report, noting that:






- The use was categorised as an RFB, boarding house and commercial premises.
- The clause 4.6 exemptions to the development standards were supported.
- The proposed development met a need for social and affordable housing.
- The design has responded appropriately to the constraints of the site.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the amendments outlined above.

CONSIDERATION OF COMMUNITY VIEWS

No written submissions made during public exhibition.

PANEL MEMBERS	
Alison McCabe (Chair) 	Renata Brooks 
Mark Grayson 	David Brown 
Michael Mantei 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018STH032 – Wollongong – DA-2018/1517
2	PROPOSED DEVELOPMENT	Mixed use development comprising 1 retail tenancy, 13 affordable units, 15 self-contained boarding house studios and associated car parking and landscaping works
3	STREET ADDRESS	145-149 Princes Highway, CORRIMAL
4	APPLICANT/OWNER	Anglican Community Services C/O Urbis
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 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 (Affordable Rental Housing) 2009 State Environmental Planning Policy No 65 – Design Quality of Residential Apartment 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 Wollongong Local Environmental Plan 2009 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Wollongong Development Control Plan 2009 Wollongong City-Wide Development Contributions Plan 2018 NSW Apartment Design Guide Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil 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: 17 May 2019 Clause 4.6 exception request – building height Clause 4.6 exception request – ground floor residential in business zone Clause 4.6 exception request – minimum site width Clause 4.6 exception request – standards for boarding houses Written submissions during public exhibition: nil Verbal submissions at the public meeting: <ul style="list-style-type: none"> In support – Professor Blakely In objection – Nil Council assessment officer – Jessica Saunders – SDPO On behalf of the applicant – Murray Donaldson, Michael Mandl, Tim Field and Maryam Boroumand
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection and briefing: 11 March 2019 Final briefing to discuss council's recommendation, 31 May 2019, 10.30am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Renata Brooks, Mark Grayson, David Brown and Michael Mantei <u>Council assessment staff</u>: Jessica Saunders, Vivian Lee, John Wood, Andrew Heaven, Lauren Wilson
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report