

RECORD OF DEFERRAL

SOUTHERN REGIONAL PLANNING PANEL

DATE OF DEFERRAL	27 November 2019
PANEL MEMBERS	Pam Allan (Chair), Alison McCabe, Renata Brooks, David Brown and Mark Carlon
APOLOGIES	None
DECLARATIONS OF INTEREST	Michael Mantei declared a conflict of interest as he has given the owner of this site legal advice in respect of this site on a previous occasion. Mr Mantei did not participate in any Panel consideration or discussion of this development application.

Public meeting held at Wollongong City Council on 27 November 2019, opened at 1:00 pm and closed at 3:07pm.

MATTER DEFERRED

2019STH001 – Wollongong – DA-2018/1638 at 71-77 Kembla Street, Wollongong – mixed use building (as described in Schedule 1)






REASONS FOR DEFERRAL

The Panel resolved to defer Development Application DA-2018/1638 for a mixed use development at 71-77 Kembla Street, Wollongong for the following additional information:-

- 1 Amended architectural plans that relocate the plant room on Level 8 and review of parapet heights and leading edges at Levels 7 and 8 to improve solar access to the units in the north facing elevation of the IRT building on Stewart Street.
- 2 Amended shadow diagrams in elevation at 30 minute intervals that demonstrate the degree of improvement to the north facing elevation of the IRT building on Stewart Street arising from the amendments.
- 3 Amended architectural plans and landscape plan that provide for additional canopy tree planting on the Level 2 communal area and in the south-eastern corner of the site near the gas meter. This will result in removal or relocation of car parking spaces R40 and R41 within the existing confines of the basement.
- 4 Details of how the existing mosaic can be relocated on site and incorporated into the building or common spaces.
- 5 On receipt of the amended plans, a further report be prepared which addresses the above matters and includes:
 - a appropriate conditions including any modification of DA-2017/1462;
 - b modification to conditions to ensure landscape outcomes are successfully implemented.

When this information has been received, the panel will determine the matter electronically.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019STH001 – Wollongong – DA-2018/1638
2	PROPOSED DEVELOPMENT	Mixed use development – fourteen (14) storey building comprising of one hundred and two (102) residential units and eight (8) commercial tenancies over two (2) levels of basement parking
3	STREET ADDRESS	71-77 Kembla Street, Wollongong Lot 502 DP 845275
4	APPLICANT OWNER	ADM Architects City Investments Pty Ltd
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 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (Coastal Management) 2018 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy No 55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 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 Development Contributions Plan 2018 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Clause 92 – AS 2601 in respect of any demolition

		<ul style="list-style-type: none"> 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: 13 November 2019 Clause 4.6 variation request attached to the Statement of Environmental Effects as Appendix 4. Written submissions during public exhibition: 51 Verbal submissions at the public meeting: <ul style="list-style-type: none"> In support – Nil. In objection – Tyrone Phillips and Brianna Smith Council assessment officer – Theresa Whittaker On behalf of the applicant – Angelo Di Martino (architect) and Ellaine Treglown (planner)
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing and site inspection: 11 March 2019 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Acting Chair) and Renata Brooks <u>Council assessment staff</u>: Pier Panozzo, Rebecca Walsh, Theresa Whittaker and Felicity Skoberne Final briefing to discuss Council's recommendation, 27 November 2019, 11.00am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Pam Allan (Chair), Alison McCabe, Renata Brooks, David Brown and Mark Carlon <u>Council staff</u>: Linda Davis, Mark Riordan, Theresa Whittaker, Rodney Thew, Felicity Skoberne and Andrew Heaven
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council assessment report, Attachment 7