

## DETERMINATION AND STATEMENT OF REASONS

### SOUTHERN REGIONAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	27 November 2019
<b>PANEL MEMBERS</b>	Pam Allan (Chair), Alison McCabe, Renata Brooks, David Brown and Mark Carlon
<b>APOLOGIES</b>	Michael Mantei
<b>DECLARATIONS OF INTEREST</b>	None

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

#### MATTER DETERMINED

2019STH010 – Wollongong City Council – DA-2019/493 at 4 Marshall Street Dapto – health facility (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* for the reasons set out in the Council report.






The decision was unanimous.

#### CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

#### CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019STH010 – Wollongong City Council – DA-2019/493
2	PROPOSED DEVELOPMENT	Business premises – demolition of existing buildings and construction of a two storey primary and community health facility
3	STREET ADDRESS	4 Marshall Street Dapto
4	APPLICANT/OWNER	Illawarra Shoalhaven Local Health District
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
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 55 – Remediation of Land</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</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 City-Wide Development Contributions Plan 2018</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: AS 2601 in respect of any demolition</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 <i>Environmental Planning and Assessment Act 1979</i> 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: 7 November 2019</li> <li>Written submissions during public exhibition: nil</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>In support – Nil</li> <li>In objection – Nil</li> <li>Council assessment officer – Rodney Thew</li> <li>On behalf of the applicant – Alison Suwal, Vince De Santis, Brad Morgan</li> </ul> </li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Briefing and site visit: 18 September 2019 <ul style="list-style-type: none"> <li><u>Panel members</u>: Pam Allan (Chair), Alison McCabe, David Brown and Michael Mantei</li> <li><u>Council assessment staff</u>: John Wood, Rodney Thew and Charlie Bevan</li> </ul> </li> <li>Final briefing to discuss council's recommendation, 27 November 2019. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Pam Allan (Chair), Alison McCabe, Renata Brooks, David Brown and Mark Carlon</li> <li><u>Council assessment staff</u>: Rodney Thew</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report