

DATE OF DEFERRAL	Tuesday, 8 March 2022
PANEL MEMBERS	Chris Wilson (Acting Chair), Angus Gordon, Greg Britton and Michael Mantei
APOLOGIES	David Brown
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 15 February 2022.

MATTER DEFERRED

PPSSTH-103 – Wollongong – DA-2021/1071 at 1 Craig Street, Thirroul – Cliff stabilisation coastal protection works (as described in Schedule 1).

REASONS FOR DEFERRAL

The panel unanimously agreed to defer the determination of the matter until further information and clarification of the following issues is provided:

- Potential for “end” effects arising from the proposed works
- Potential for enhanced wave reflection arising from the proposed works
- Ability of the proposed works to withstand the wave forces that occur at this location
- The “design life” of the proposed works, which is relevant to formulating conditions to be imposed on the consent for the life of the works (for example a time-limited consent, and/or maintenance requirements for the life of the works) in accordance with Section 27 of the *Coastal Management Act 2016*.

The Panel has requested the following matters be addressed to allow for finalisation of their determination:

- An illustration in plan view of the location and extent of all proposed works. Ideally, this could be overlain on the detailed survey plan provided in the Council Assessment Report. This illustration should clearly identify the extent of shotcrete to be placed, particularly over existing cliff and boulders on the foreshore.
- An illustration in elevation view of the extent of all proposed works along the eastern (seaward) boundary of the site. Ideally, this would be as a photo montage clearly showing all stabilisation elements to be placed on the existing cliff and rock face, the extent of the shotcreting and any other concrete elements along width of the eastern boundary; and any works at or around the existing stormwater outlet at the north-eastern corner of the Lot.
- A clear description of:
 - The design life of the works
 - The potential for “end” effects from the proposed works/structures that may result in enhanced erosion to adjacent land. In particular, the Lot immediately adjacent to the north appears to be composed of more erodible materials, and there is currently evidence of previous landslips in the form of soil, rocks and other debris in this location.
 - The potential for enhanced wave reflection from the works, for example, where the shotcreting may reduce the roughness and “blockiness” of the existing cliff and rock profile in this location.
 - The wave forces that the proposed works may be subject to over its design life, and any mitigation measures proposed, for example, limits to design life, maintenance, and/or monitoring provisions.
 - Any other potential changes to coastal processes and hazards arising from the works.





The Panel also seeks the original report referenced in the SoEE:

- Horton Coastal Engineering, 2020, *Information on Proposed Cliff Stabilisation Works at 1 Craig Street Thirroul for Pre-Lodgement Meeting*, Doc Ref: IrJ0134-1 Craig St Thirroul PLM-v3.docx

The Panel seeks the above information from the applicant to be provided to Council by **5pm Friday 18th March 2022**, in order to expedite a determination on this matter.

The Panel expects Council to update or provide an addendum to their assessment report to incorporate the further information and respond to the matters raised above within **1 week** of receipt of the material from the applicant.

If the revised information is not provided and included into the Assessment report by **5pm Friday 25th March 2022**, the Panel may move to determine the DA based on the information currently at hand. When this information has been received, the panel will determine the matter electronically.

PANEL MEMBERS	
 Chris Wilson (Chair)	 Angus Gordon
 Greg Britton	 Michael Mantei

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-103 – Wollongong – DA-2021/1071
2	PROPOSED DEVELOPMENT	Cliff stabilisation coastal protection works
3	STREET ADDRESS	1 Craig Street, Thirroul
4	APPLICANT/OWNER	Jarrold Etherington
5	TYPE OF REGIONAL DEVELOPMENT	Certain Coastal Protection Works
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 (Infrastructure) 2007 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy – (Costal Management) 2018 Wollongong Local Environmental Plan 2009 Wollongong City-Wide Development Contributions Plan 2021 Wollongong Community Participation Plan 2019 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Wollongong Development Control Plan 2009 Planning agreements: Nil Provisions of the Environmental Planning and Assessment Regulation 2000: Nil Coastal zone management plan: <ul style="list-style-type: none"> Coastal Management Act 2016 No. 20 The Coastal Management Amendment Act 2021 Wollongong Coastal Zone Management Plan 2017 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 Environmental Planning and Assessment Act 1979 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: 1 February 2022, which included direct reference to the SoEE (BMT, 2021) and associated technical reports (JK Geotechnics, 2021), and site survey plan (2021) Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: 22 February 2022 <ul style="list-style-type: none"> Panel members: Chris Wilson (Acting Chair), Angus Gordon, Greg Britton, Michael Mantei Council assessment staff: Sharyn Grant and John Woods Final briefing to discuss council's recommendation: 22 February 2022 <ul style="list-style-type: none"> Panel members: Chris Wilson (Acting Chair), Angus Gordon, Greg Britton, Michael Mantei Council assessment staff: Sharyn Grant and John Woods
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report