

DATE OF DETERMINATION	27 February 2023
DATE OF PANEL DECISION	24 February 2023
DATE OF PANEL MEETING	21 February 2023
PANEL MEMBERS	Chris Wilson (Chair), Grant Christmas, Mark Carlon
APOLOGIES	Juliet Grant
DECLARATIONS OF INTEREST	David Brown (Council interest DA)

Papers circulated electronically on 13 February 2023.

MATTER DETERMINED

PPSSTH-189– Wollongong – DA-2022/966 at 46 Burelli Street and 93 Crown Street Wollongong – Upgrade of air conditioning system and fire sprinkler system (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 listed at item 8 in Schedule 1.

Development application

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

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report subject to some minor changes to the recommended conditions.

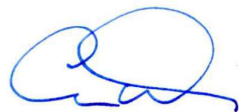

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendments.

- Amend condition 1 to include reference to additional plans relating to fire / sprinkler system locations;
- Amend condition 1 to include reference to the National Construction Code (NCC) report; and
- Amend condition 7 to include reference to the NCC report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered the written submission made during public exhibition which supported the Project.

PANEL MEMBERS	
 Chris Wilson (Chair)	 Grant Christmas



Mark Carlon

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	PPSSTH-189 - Wollongong - DA-2022/966
2	PROPOSED DEVELOPMENT	Upgrade of air conditioning system and fire sprinkler system
3	STREET ADDRESS	46 Burelli Street and 93 Crown Street Wollongong
4	APPLICANT/OWNER	Wollongong City Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development 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 (Resilience & Hazards) 2021○ State Environmental Planning Policy (Koala Habitat Protection) 2021○ State Environmental Planning Policy (Planning Systems) 2021○ Wollongong Local Environmental Plan (WLEP) 2009• Draft environmental planning instruments: Nil• Development control plans:<ul style="list-style-type: none">○ Wollongong Development Control Plan 2009 (WDCP 2009)• Planning agreements: Nil• Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>• 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 February 2023• Draft recommended conditions of consent• Written submissions during public exhibition: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none">• Council and Applicant Briefing: 7 December 2022<ul style="list-style-type: none">○ <u>Panel members</u>: Chris Wilson (Acting Chair), Renata Brooks, Tim Fletcher○ <u>Council assessment staff</u>: Brad Harris, Pier Panozzo○ <u>Applicant representatives</u>: Andrew McGill (WCC)○ <u>Other</u>: Amanda Moylan (DPE)• Site inspection: panel agreed at briefing on 7/12/2022 that a site inspection was not required• Final briefing to discuss council's recommendation: 21 February 2023<ul style="list-style-type: none">○ <u>Panel members</u>: Chris Wilson (Chair), Grant Christmas, Mark Carlon○ <u>Council assessment staff</u>: Brad Harris, Pier Panozzo○ <u>Applicant representatives</u>: Andrew McGill (WCC)○ <u>Other</u>: Tracey Gillett (DPE)

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report