

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

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| DATE OF DETERMINATION | 19 November 2020 |
| PANEL MEMBERS | Alison McCabe (Chair), Helena Miller, Robert Montgomery, Edger du Bois (Community Representative) |

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 19 November 2020 opened at 5:00pm and closed at 6.24pm.

MATTER DETERMINED

DA-2019/1290 - Lot 1 DP 1133557 and Lots 2 and 3 DP 12995, 16-20 Belmore Street, Wollongong (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel heard from the applicant and their representatives.

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 7, and the material presented at the meeting and the matters observed at site inspections listed at item 8 in Schedule 1.

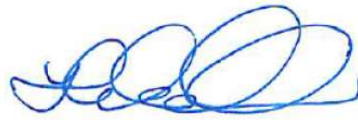
1. The Panel determined to defer the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979* for the following information:
 - A Remediation Action Plan.
 - A statement from the Chair of the Design Review Panel that the proposal as now amended achieves design excellence.
 - A detailed Plan of Management for the childcare centre.
 - Revised plans that meet the manoeuvrability requirements of the Australian Standard. The changes are not to result in a loss of car parking spaces unless there is a commensurate reduction in the capacity of the childcare centre.
2. The Panel delegates determination of the application to the Manager Development Assessment and Certification under Section 2.20(8) following Council's assessment of the above matters.

The decision was unanimous

PANEL MEMBERS



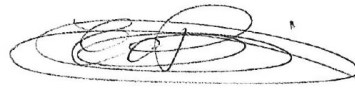
Alison McCabe
(Chair)



Helena Miller



Robert Montgomery



Edger du Bois
(Community Representative)

| SCHEDULE 1 | | |
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| 1 | DA NO. | DA-2019/1290 |
| 2 | PROPOSED DEVELOPMENT | Mixed Use Development - demolition of existing structures and the construction of a shop top housing development comprising three (3) commercial tenancies, 100 place childcare centre, 50 residential units with two (2) levels of basement car parking. |
| 3 | STREET ADDRESS | 16-20 Belmore Street, Wollongong |
| 4 | APPLICANT/OWNER | Urban Link Pty Ltd (applicant) |
| 5 | REASON FOR REFERRAL | The proposal has been referred to Local Planning Panel for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Schedule 2 of the Local Planning Panels Direction of 30 June 2020, the proposal is development to which State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development applies. |
| 6 | RELEVANT MANDATORY CONSIDERATIONS | <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development ○ State Environmental Planning Policy – Affordable Rental Housing 2009 ○ State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ Wollongong Local Environment Plan 2009 • NSW Apartment Design Guide • Wollongong City Wide Development Contributions 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 <i>Environmental Planning and Assessment Regulation 2000</i>: Clause 92 • Coastal zone management plan: N/A • 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 dated 19 November 2020 • Written submissions during public exhibition: Four (4) • Verbal submissions at the public meeting: Nil |
| 8 | SITE INSPECTIONS BY THE PANEL | Site inspection 19 November 2020. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Alison McCabe (Chair), Helena Miller, Robert Montgomery, Edger du Bois (community representative) <u>Council assessment staff</u>: Pier Panozzo; Rebecca Welsh |
| 9 | COUNCIL RECOMMENDATION | Defer/Approve |
| 10 | DRAFT CONDITIONS | Attached to the council assessment report |

