

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	5 September 2018
PANEL MEMBERS	Alison McCabe (Chair), Scott Lee, Robert Montgomery, Tina Christy (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 5 September 2018 opened at 5:00pm and closed at 7.50pm.

MATTER DETERMINED

DA-2017/376, Lot 1 DP 1188267, Lot 222 DP 826710, Lot 1 DP 507865 University of Wollongong, 2 Northfields Avenue, Keiraville NSW 2500, 9-13 and 15 Falder Place, Keiraville NSW 2500 (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by two (2) submitters who raised issues regarding:

- The relationship of the VPA and the Development Application
- Broader issues in respect to the development occurring at the University and traffic and infrastructure impacts

The Panel also heard from the applicant's representative who was available to answer questions and provided some explanation regarding the VPA.

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 7, and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1 including a memo tabled at the meeting regarding the VPA. The Panel also was provided with a copy of the VPA and the Council resolution in relation to the VPA.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The carpark will provide a much needed facility for the University
- The proposal satisfies all relevant statutory requirements
- The landscape outcome which included replacement tree planting was satisfactory

CONDITIONS

The Panel notes that the application is a Crown application and that the Crown has agreed to the imposition of the conditions. The development application was approved subject to the conditions in the Council Assessment Report.


PANEL MEMBERS

A handwritten signature in blue ink, appearing to read 'Alison McCabe', written in a cursive style.

Alison McCabe (Chair)

A handwritten signature in blue ink, appearing to read 'Scott Lee', written in a cursive style.

Scott Lee

A handwritten signature in blue ink, appearing to read 'Robert Montgomery', written in a cursive style.

Robert Montgomery

A handwritten signature in blue ink, appearing to read 'Tina Christy', written in a cursive style.

Tina Christy (Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2017/376
2	PROPOSED DEVELOPMENT	Riparian corridor works, construction of surface carparking and a Voluntary Planning Agreement with Council
3	STREET ADDRESS	University of Wollongong, 2 Northfields Avenue, KEIRAVILLE 15 Falder Place, KEIRAVILLE 9-13 Falder Place, KEIRAVILLE Dallas Street Park, Ashcroft Place, KEIRAVILLE
4	APPLICANT/OWNER	University of Wollongong
5	REASON FOR REFERRAL	The Development Application has been referred to WLPP for determination pursuant to 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Schedule 2 (4(f)) of the Local Planning Panels Direction of 1 March 2018 the developer/applicant has offered to enter into a planning agreement.
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 (Educational Establishments and Child Care Facilities) 2017 Wollongong Local Environment Plan 2009 Draft environmental planning instruments: N/A Development control plans: <ul style="list-style-type: none"> Wollongong Development Control Plan 2009 Planning agreements: VPA Wollongong Council and University of Wollongong dated 4 September 2018 including schedule of works. Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: N/A 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 5 September 2018 Written submissions during public exhibition: Two (2) Verbal submissions at the public meeting: Two (2) Addendum Memo regarding S94A Contributions and VPA
8	SITE INSPECTIONS BY THE PANEL	Site inspection 5 September 2018. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Scott Lee, Robert Montgomery, Tina Christy (Community Representative) <u>Council assessment staff</u>: John Wood, Andrew Kite
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report