Independent Hearing and Assessment Panel Report | 6 December 2017

IHAP No. | Item 1
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DA No. | DA-2017/925
Proposal | Residential - demolition of existing dwelling, construction of dual occupancy and swimming pool and Subdivision - strata title - two (2) lots
Property | Lot 7 Sec 4 DP 2185
 | 1 Harbord Street, THIRROUL NSW 2515
Applicant | Grand Pacific Homes Pty Ltd
Panel | Robert Montgomery (Chair), David Crofts and Sue Hobley (Independent), Bernard Hibbard (Community Representative)
Staff in Attendance | Mark Riordan (Manager Development Assessment and Certification), John Wood (City Wide Manager), Nina Kent (DPO), Briarna Lee (DPO), Tim Powell (Cadet Building Surveyor), Lauren Wilson (IHAP Coordinator)

Declarations of Interest
None of the Panel members had any pecuniary interests relating to this matter.

Public Submissions
The applicant/designer attended the meeting and answered a number of questions from Panel members.

Panel Commentary:
The Panel inspected the site and surrounds, noting the established streetscape in Harbord Street, and development in the adjoining medium density zone.

The Panel is concerned that the garages and centrally located driveway dominate the street presentation of the development. However, it is considered that the building’s presentation to Harbord Street would be improved by moving the western unit towards the rear of the site by at least 1 metre. Also, it is noted that while landscaping between the consolidated driveway is shown on the site plan, it is not shown on the landscaping plan.

The exception to the floor space ratio development standard of Wollongong Local Environmental Plan (WLEP) 2009 is considered to be acceptable in the circumstances. The minor variations to the Development Control Plan (DCP) 2009 controls are also considered to be acceptable. Accordingly, it is considered that the application can be approved subject to additional conditions relating to the garages and driveways.

Decision
Development Application DA-2017/925 is approved subject to the draft conditions in Attachment 6 of the Council officer’s report and the following additional conditions:

1A The western unit (Unit B) is to be relocated a minimum of 1 metre to the north so as to improve the articulation of the building and streetscape presentation; and

23A The final landscape plan is to be amended to include appropriate planting of shrubs and/or small trees between the consolidated driveway from the blade wall to the front boundary with a garden bed of a minimum width of 500mm, to improve the streetscape presentation.

Reasons
Refer to the Panel Commentary above.

Voting
The voting in respect of this matter was 4/0.