

Wollongong Local Planning Panel Submissions draft policy

OBJECTIVE

To identify the circumstances in which contentious development applications should be referred to the Wollongong Local Planning Panel (WLPP) for determination. This policy is made pursuant to point 2 of schedule 2 of the Local Planning Panels Direction dated 23 February 2018 and extends those referral provisions.

POLICY STATEMENT

Wollongong City Council is committed to providing a robust, transparent and independent process for assessing contentious development applications. This policy outlines the circumstances in which an application will be referred to WLPP for determination based on the number and nature of submissions.

APPLICATIONS TO BE REFERRED TO THE WLPP FOR DETERMINATION (Contentious development)

Development that

1. Is the subject of five or more unique submissions by way of objection in relation to the following categories;
 - (a) Class 2-9 building under the Building Code of Australia (BCA) and including, mixed use developments, multi dwelling housing, retail and commercial, industrial, motels, hospitals, clubs etc. and has a construction cost greater than \$1 million, or
 - (b) subdivision of land creating five or more lots, or
 - (c) subject of a Section 8.2 review of determination, or
 - (d) modification to a development referred to in one above and made under Sect 4.55(2)
2. Subject of two or more unique submissions by way of objection in relation to any development that contravenes a development standard imposed by a Local Environmental Plan by up to 10%, or
3. Subject of a written submission by 4 or more Councillors, or
4. Deemed to be of significant community interest or Identified as a significant planning policy matter by the General Manager and the Director Planning and Environment.

Notes:

1. To avoid doubt, any of the above matters recommended for refusal will be reported to the WLPP.
2. For the purposes of this policy pro-forma letters, petitions, or multiple letters from a single address will not be considered as unique submissions.