

## DETERMINATION AND STATEMENT OF REASONS

### WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

<b>DATE OF DETERMINATION</b>	28 April 2020
<b>PANEL MEMBERS</b>	Alison McCabe (Chair), Scott Lee, Larissa Ozog, Bernard Hibbard (Community Representative)

Public meeting held by teleconference at Wollongong City Council, 41 Burelli Street, Wollongong on 28 April 2020 opened at 5:00pm and closed at 6:55pm.

#### MATTER DETERMINED

DA-2019/1464, Lot 44 and 43 DP 818249, 9-11 Pioneer Drive, Woonona NSW 2517 (as described in detail in schedule 1).

#### PUBLIC SUBMISSIONS

No submitters addressed the Panel.

The Panel also 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 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 Details of the proposed easement across Council land and the method of construction. The details are to include identification of where the trees are located and whether they will be impacted upon and the measures to mitigate and minimise this impact.
  - b An arborist report to be provided to assess the impact of the proposed stormwater easement and make recommendations regarding measures to minimise tree loss.
  - c Amended architectural plans that reflect the bulk earthworks plans and includes details of height and levels of retaining wall structures and fences on all relevant boundaries.
  - d Details of the change in levels of the building arising from the changes to accommodate additional flood storage.
- 2 That on receipt of the amended plans a supplementary report be prepared addressing the amended documents and review of conditions.
- 3 The determination of the matter be delegated pursuant to Section 2.20(8) of the *Environmental Planning and Assessment Act 1979* to Manager Development Assessment and Certification.

The decision was unanimous.

PANEL MEMBERS



Alison McCabe  
(Chair)



Scott Lee



Larissa Ozog



Bernard Hibbard  
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2019/1464
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a self-storage unit development
3	STREET ADDRESS	9 Pioneer Drive, WOONONA
4	APPLICANT	Design Workshop Australia
5	REASON FOR REFERRAL	The proposal has been referred to Local Planning Panel pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Schedule 2(1)(a) of the Local Planning Panels Direction of 1 March 2018, the proposal involves creation of a drainage easement over Council land.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy No 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy No 64—Advertising and Signage</li> <li>○ State Environmental Planning Policy (Coastal Management) 2018</li> <li>○ Wollongong Local Environment Plan 2009</li> </ul> </li> <li>• Wollongong Section 94A Development Contributions Plan</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Wollongong Development Control Plan 2009</li> </ul> </li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Clause 92 – The proposal involves demolition.</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report</li> <li>• Written submissions during public exhibition: One</li> <li>• Verbal submissions at the public meeting: None</li> </ul>
8	SITE INSPECTIONS BY THE PANEL	Site inspection 28 April 2020 Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Alison McCabe (Chair), Scott Lee, Larissa Ozog, Bernard Hibbard (community representative)</li> <li>○ <u>Council assessment staff</u>: Pier Panozzo, Nigel Lamb</li> </ul>
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report