

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	4 December 2019
PANEL MEMBERS	Alison McCabe (Chair), Helena Miller, Scott Lee, Bernard Hibbard (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 4 December 2019 opened at 5:00pm and closed at 9:00pm.

MATTER DETERMINED

DA-2018/1481 at Lot 3 DP 1159710, Lot 2 DP 505162 and Lot 1 DP 434080 known as Lot 3 Robert Street, Lot 2 Rothery Street and Lot 1 Wilga Street, Corrimal NSW 2518 (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

There were no submitters in attendance.

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 resolved to defer DA-2018/1481 for a further report that addressed the following:
 - i. Clause 15(1) of the ARH SEPP and the *Seniors Living Policy: Urban Design Guidelines for Infill Development*.
2. On receipt of the further report the Panel delegate the determination of the application to the Manager of Development Assessments and Certification in accordance with Section 2.20(8) of the *EPA Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The Panel was satisfied that the Clause 4.6 Exemption to Development Standards satisfied the provisions of clause 4.6(3) and there were sufficient environmental planning grounds to support a variation.
2. The development has been amended to respond to Design Review Panel and has resulted in a mix of development forms with an appropriate landscape setting that is compatible with surrounding development.
3. The development will deliver much needed community housing.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS



Alison McCabe (Chair)



Helena Miller



Scott Lee



Bernard Hibbard (Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2018/1481
2	PROPOSED DEVELOPMENT	Mixed Use Residential - residential flat building comprising 21 apartments above basement car parking, 13 townhouses with double garages and tree removals and Subdivision - Strata title - 34 lots
3	STREET ADDRESS	Lot 3 Robert Street, Lot 2 Rothery Street and Lot 1 Wilga Street, Corrimal NSW 2518 Lot 3 DP 1159710, Lot 2 DP 505162 and Lot 1 DP 434080
4	APPLICANT/OWNER	Traders in Purple/Land and Housing Corporation
5	REASON FOR REFERRAL	Clauses 3 and 4 of Schedule 2 of the Local Planning Panels Direction of 1 March 2018: <ul style="list-style-type: none"> - Development to which the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development applies; and - A departure to the development standard is also sought for Clause 4.3 Height of Buildings under Wollongong Local Environmental Plan 2009 in excess of 10%.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ 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 (Building Sustainability Index: BASIX) 2004 ○ Wollongong Local Environment Plan 2009 • NSW Apartment Design Guide • Wollongong Section 94A Development Contributions Plan 2019 • Biodiversity Conservation Act 2016 • Draft environmental planning instruments: N/A • Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 • Planning agreements: N/A • 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 4 December 2019. • Written submissions during public exhibition: Total of six (6) submissions • Verbal submissions at the public meeting: Nil
8	SITE INSPECTIONS BY THE PANEL	Site inspection 4 December 2019. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Alison McCabe (Chair), Helena Miller, Scott Lee, Bernard Hibbard (Community Representative).

		<ul style="list-style-type: none">○ <u>Council assessment staff</u>: John Wood, Vivian Lee, Andrew Heaven, Mathew Carden, Nicole Ashton
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report