

ADVICE

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF HEARING	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

DA-2018/533, Lot 12 DP 1188169, 7A Cochrane Road, Thirroul.

PUBLIC SUBMISSIONS

The Panel was addressed by one (1) submitter who raised issues regarding:

- Loss of solar access and amenity to the unit adjoining to the east.
- Questioned Floor Space Ratio calculations and permissibility

The Panel also heard from the applicant, who addressed the matters raised in the officer's report and matters raised by the submitter. In response to a question from the Panel he confirmed that he would be prepared to hold further discussion with Council planners in relation to design aspects. The Panel also heard from the Applicant's solar access consultant.

PANEL CONSIDERATION AND ADVICE

The Panel considered the matters listed in the Council's officer's report, and the material presented at meetings and the matters observed at site inspections.

The Panel is of the view that the current application would warrant refusal. However it is considered that any development of the site should:

- Result in a reduction of bulk and scale
- Should comply with all setback controls and landscape requirements.
- Any two storey form should provide greater setbacks and improved landscape setting.
- A reduced second storey element across the site should achieve a reduction in bulk and scale and improve amenity impacts to adjoining land.
- Improve the manoeuvring areas to stay clear of any landscape area.

Voting

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