

ADVICE

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	6 November 2019
PANEL MEMBERS	Alison McCabe (Chair), Mark Carlon, Steven Layman, Trish McBride (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 6 November 2019 opened at 5:00pm and closed at 7:23pm.

MATTER

DA-2018/1630 – Lot 105 DP 25391, 35 Yellagong Street, West Wollongong.

PUBLIC SUBMISSIONS

The Panel was addressed by five submitters.

The Panel also heard from the applicant's representatives.

PANEL CONSIDERATION AND ADVICE

The Panel is of the view that the proposal does not warrant approval in its current form. The weaknesses of the current proposal are:

- The difference in levels between the driveway, reserve to the south-east and rear of Number 33 Yellagong Street.
- The presence and design of communal open space, in particular, the elevated decks and interconnecting ramps and steps.
- The height of retaining walls along the southern boundary and proximate to unit 6.
- The length of the 6 metre wide driveway at the expense of landscaping which could assist in neighbour's privacy. The Panel notes that there appears to be scope to narrow the driveway to 3.6 metres provided that two passing bays are provided.
- Clarification of whether Council's Waste Management Services can service the site.
- The massing of units 2-6 when viewed from the rear of Number 33 Yellagong Street. This massing requires some break-up.
- The lack of information in relation to courtyard levels to the adjoining land levels of Number 33 Yellagong Street.
- The internal amenity of the central driveway creates a poor sense of entry to the dwellings, particularly units 2-6, due to the three storey scale of the western units, the lack of any soft landscaping in the space and the retaining wall to the north, and a minimal separation between facing units unrelieved by any landscaping.
- It is noted that the proposal is heavily reliant on tandem car parking.

Additional information is required to accurately understand the building relationships to boundaries and ultimately the impacts on adjoining properties. It is the Panel's view that the proposal should be redesigned to address the above matters and may result in reduction of units.

Voting: 4/0