

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

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| DATE OF DETERMINATION | 15 August 2018 |
| PANEL MEMBERS | Robert Montgomery (Chair), Helena Miller, Steve Fermio, Bernard Hibbard (Community Representative) |
| DECLARATIONS OF INTEREST | Nil |

Public meeting held at Wollongong City council function room, 41 Burelli Street, Wollongong on 15 August 2018 opened at 5:00pm and closed at 9:12pm.

MATTER DETERMINED

DA-2017/1521, Lot 1, DP 995390, Lot 1 DP 193922, and 5-7 Keira Street, Wollongong (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by two submitters who raised issues regarding: Character, view loss, privacy, overshadowing, parking, traffic.

The Panel also heard from the applicant's architect and town planner.

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 7, the material presented at the meeting and the matters observed at the site inspection listed at item 8 in Schedule 1.

The Panel was concerned that the setback of the building from the northern boundary does not meet ADG requirements particularly in relation to the planters at levels 5-7. The panel is of the view that the planters add unnecessary bulk to the building and the architectural expression of the building could be improved. This should be done by amending the plans to either delete the planter beds and in their place incorporate fixed louvered screens at these levels (to only permit north-east and north-west views) or alternatively retain the planter beds but ensure that the ADG setbacks are complied with whilst not compromising the required POS of each unit.

It was noted that the applicant agreed to amend the building to comply with the ADG required setbacks.

The panel determined to:

- Defer the application until the architectural plans have been amended (including an updated 3d model) as described above to the satisfaction of Council.
- Delegate the determination of the application to the manager of Development Assessment and Certification in accordance with Section 2.20(8) of the EP&A Act 1979.

The decision was unanimous

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The panel agrees with the officer's assessment report and draft conditions subject to the plans being amended as described above.
- The Panel noted the concerns raised by surrounding neighbours but considers that the proposal is permissible and has merit.

PANEL MEMBERS



Robert Montgomery (Chair)



Helena Miller



Steve Fermio



Bernard Hibbard (Community Representative)

| SCHEDULE 1 | | |
|------------|-----------------------------------|--|
| 1 | DA NO. | DA2017/1521 |
| 2 | PROPOSED DEVELOPMENT | Residential - demolition of existing structures and construction of an eight (8) storey residential flat building over one (1) level of basement parking |
| 3 | STREET ADDRESS | 5-7 Keira Street, Wollongong |
| 4 | APPLICANT/OWNER | Design Workshop Australia |
| 5 | REASON FOR REFERRAL | Determination |
| 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 (Building Sustainability Index: BASIX) 2004 ○ Wollongong Local Environment Plan 2009 · NSW Apartment Design Guide · Wollongong Section 94A Development Contributions Plan · Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 · Coastal zone management plan: applies · 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 15 August 2018 · Written submissions during public exhibition: five (5) · Verbal submissions at the public meeting: two (2) |
| 8 | SITE INSPECTIONS BY THE PANEL | <p>Site inspection 15 August 2018. Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Helena Miller, Steve Fermio, Bernard Hibbard (Community Representative) ○ <u>Council assessment staff</u>: Pier Panozzo, Vanessa Davis |
| 9 | COUNCIL RECOMMENDATION | Approve |
| 10 | DRAFT CONDITIONS | Attached to the council assessment report |