

## ADVICE

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

DATE OF HEARING	7 November 2018
PANEL MEMBERS	Alison McCabe (Chair), Steven Layman, Sue Hobley, Bernard Hibbard (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 7 November 2018 opened at 5:00pm and closed at 7:55pm.

#### MATTER

RD-2010/230/A – Lot 12 DP 1234918 19-21 Kembla Street, Wollongong (as described in detail in schedule 1).

#### PUBLIC SUBMISSIONS

The Panel was addressed by the builder, legal representative and surveyor.

#### PANEL CONSIDERATION AND DECISION

The Panel recommends that the following aspect of the proposal are reasonable and could be supported as built:

- additional windows in the north-eastern corner of the roof level void and increased wall height;
- installation of four (4) windows in the south-eastern corner of the roof level;
- increase in building height as a result of changed slope of roof and increased ceiling height;
- enclosure of the opening adjoining the terrace on the northern elevation of roof level.

The Panel is not supportive of:

- enclosure of the covered terrace area on the roof level and notes the applicant's offer to remove the existing door frame;
- solar panels – only because it is unclear as to what is sought;
- bee keeping - as it is proposed to be on common property located on an area of inaccessible roof area;
- the erection of full height fixed louvres on balconies on the northern elevation;
- use of non-trafficable roof area on the southern side of the covered terrace and note that the applicant has offered to remove the temporary balustrade posts and handrail and acknowledges that this area is common property.

The Panel recommends that the applicant should:

- be requested to amend the plan to delete the design elements that are not supported;
- provide additional detail that demonstrates how the air conditioning units on the balcony can be screened to satisfy condition 38;
- demonstrate how solar access to units is not compromised by the fixed louvres on the balconies;
- remove balustrade, posts and handrail on the non-trafficable roof;
- show a balustrade between the terrace to unit 16 and the non-trafficable roof (common area).

#### VOTING

The voting in respect of this matter was unanimous