

DETERMINATION AND STATEMENT OF REASONS
WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	15 November 2022
PANEL MEMBERS	Stephen Davies (Chair), Scott Lee, Tina Christy, Trish McBride (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 15 November 2022 opened at 5:00pm and closed at 6.07pm.

MATTER DETERMINED

DA-2022/297 – Lot 6 DP 21982, 6 Ross Street, Wollongong (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

No one addressed the Panel.

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.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous

REASONS FOR THE DECISION

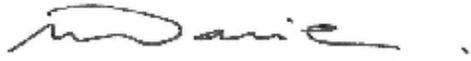
The reasons for the decision of the Panel were:

- The Panel was satisfied that the requirements of Clause 4.6(3) have been adequately addressed and that the Panel is satisfied that Clause 4.6(4)(a)(ii) are met in respect to the development standard relating to floor space ratio.
- The proposed development does not result in any unreasonable impacts on adjoining properties.

CONDITIONS

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

PANEL MEMBERS



Stephen Davies
(Chair)



Scott Lee



Tina Christy



Trish McBride
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2022/297
2	PROPOSED DEVELOPMENT	Residential - installation to external lift addition
3	STREET ADDRESS	6 Ross Street WOLLONGONG
4	APPLICANT	Vortex Developments Pty Ltd
5	REASON FOR REFERRAL	Determination - Departure from Development Standards
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> · Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ Wollongong Local Environment Plan 2009 · Wollongong Development Contributions Plan · Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 · Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Clauses 2, 6, 61 – 64. · Coastal zone management plan · 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 November 2022 · Written submissions during public exhibition: Nil · Verbal submissions at the public meeting: Nil
8	SITE INSPECTIONS BY THE PANEL	Virtual Site inspection 15 November 2022. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Stephen Davies (Chair), Scott Lee, Tina Christy, Trish McBride (Community Representative) ○ <u>Council assessment staff</u>: Hayden Knobel
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the Council assessment report