

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	27 November 2018
PANEL MEMBERS	Sue Francis (Chair), Steve Fermio, Glenn Falson, Robyn Deards (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 27 November 2018 opened at 5:00pm and closed at 5:50pm.

MATTER DETERMINED

DA-2018/973 – Lot B DP 358466, Lot 39 Sec 5 DP 1258, Lot 38 Sec 5 DP 1258, and Lot A DP 358466, 28-32 Young Street and 29-31 Belmore Street, Wollongong (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

There were no speakers for or against this item.

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

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 proposal currently before the Panel exceeds the FSR development standard and no clause 4.6 variation has been submitted therefore no approval can occur.

The Panel has also considered the merit concerns raised by the Council report including:

- separation;
- podium height;
- above ground car parking;
- bulk and scale;
- ADG compliance generally.

The applicant requested that the matter be deferred so that they could assess the reasons for refusal. Council staff were prepared to receive and consider such plans.

The Panel determined to defer the development application to allow the applicant to address the reasons for refusal and lodge amended plans addressing the above matters for consideration. The applicant should be returned to the Panel for determination.

The decision was unanimous.

REASONS FOR THE DECISION


The reasons for the decision of the Panel were :

- As proposed the application cannot be determined
- The applicant requested deferral.
- The Panel considers it reasonable to grant the request.


PANEL MEMBERS




Sue Francis
(Chair)



Steve Fermio



Glenn Falson



Robyn Deards
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2018/973
2	PROPOSED DEVELOPMENT	Residential - demolition of existing structures and construction of a 15 storey mixed use development comprising seven (7) commercial tenancies, 63 residential apartments and car parking for 91 vehicles
3	STREET ADDRESS	28-32 Young Street and 29-31 Belmore Street, Wollongong
4	APPLICANT	ADM Architects
5	REASON FOR REFERRAL	Clause 4 of Schedule 2 of the Local Planning Panels Direction of 1 March 2018. The proposal is development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies.
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 2012 • NSW Apartment Design Guide • Wollongong Section 94A Development Contributions Plan • Draft environmental planning instruments: N/A • Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 • Planning agreements: N/A • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Clause 92 • Coastal zone management plan: N/A • 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 27 November 2018 • Written submissions during public exhibition: 2 • Verbal submissions at the public meeting: Nil
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection – 27 November 2018. Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Sue Francis (Chair), Steve Fermio, Glenn Falson, Robyn Deards (Community Representative) ○ <u>Council assessment staff</u>: Pier Panozzo, Nigel Lamb
9	COUNCIL RECOMMENDATION	Refuse
10	DRAFT CONDITIONS	Attached to the council assessment report