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

DATE OF DETERMINATION	6 October 2021
PANEL MEMBERS	Stephen Davies (Chair), Steven Layman, Glenn Falson, Tina Christy (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 6 October 2021 opened at 5:00pm and closed at 6:18pm.

#### MATTER DETERMINED

DA-2020/1255 - Lot B DP 421554, Lot C DP 421554, Lot 22 DP 535273, 63-73 Princes Highway, Dapto (as described in detail in schedule 1).

## PUBLIC SUBMISSIONS

No submitters addressed the Panel.

The Panel heard from the applicant and representative.

#### 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*, subject to confirmation that the proposal complies with the maximum floor space ratio development standard.

The decision was unanimous

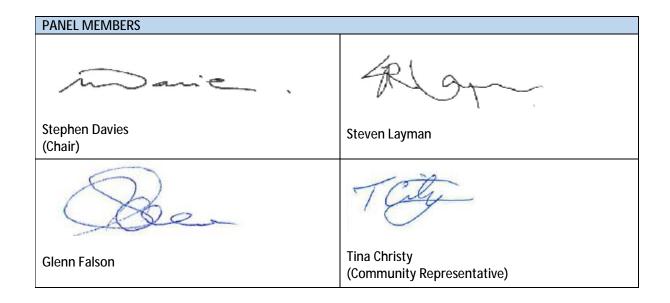
### **REASONS FOR THE DECISION**

The reasons for the decision of the Panel were:

- The proposal complies with the maximum building height and floor space ratio (subject to confirmation) development standards for the land.
- The Panel considered the proposal to be a positive design and development outcome for the Dapto Town Centre.
- Subject to consent conditions, the proposal is not likely to lead to future land use conflicts with existing adjoining development.

## CONDITIONS

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



1         DA NO.         2020/1255           2         PROPOSED DEVELOPMENT         Demolition of existing structures and construction of mixed use development (shop top housing)           3         STREET ADDRESS         63-73 Princes Highway, DAPTO NSW 2530           4         APPLICANT         MMJ Wollongong           5         REASON FOR REFERRAL         The proposal has been referred to the WLPP for determination pursuant to part 4(b) of Schedule 2 of the Local Planning Palics (Infrastructure) 2007           6         RELEVANT         MANDATORY         CONSIDERATIONS           6         RELEVANT         MANDATORY         Consideration of tand           7         MANDATORY         State Environmental Planning Policy (Infrastructure) 2007           6         State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development           7         MANDATORY         State Environmental Planning Policy (Koala Habitat Protection) 2020           8         Vollongong Local Environmental Planning and Assessment Regulation 2009           9         COUNCIL RAMINERATIONS         Council assessment Regulation 2000           10         Development Control plans:         O Clause 92 - Additional matters that consent authority must consider           11         Development Control plans:         O Clause 92 - Additional matters that consent authority must consider	SCHEDULE 1		
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	9		Approve
Attached to the council assessment report	10	DRAFT CONDITIONS	Attached to the council assessment report