

ADVICE

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	20 October 2020
PANEL MEMBERS	Robert Montgomery (Chair), Helena Miller, Larissa Ozog, Bernard Hibbard (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 20 October 2020 opened at 5:00pm and closed at 7:04pm.

MATTER

DA-2020/590 – Lot 6 DP 29329 – 85 Midgely Street, Corrimal.

PUBLIC SUBMISSIONS

The Panel was addressed by two submitters.

The Panel also heard from the applicant's architect.

PANEL CONSIDERATION AND ADVICE

The Panel notes that the applicant provided some additional information to Council on 19 October 2020 in response to Council's request for information of 31 August 2020. The Panel has not been able to review this information, nor have Council officers had the opportunity to do so given the late submission.

The Panel concurs with the officer's report and recommendation, based on the information previously provided with the Development Application.

The Panel also provides the following additional comments:

- Prior to any approval, the Council must consider whether the land is contaminated. The Council must be satisfied that if the land is contaminated it is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out. This is a requirement of State Environmental Planning Policy No. 55 – Remediation of Land and is a threshold issue for the proposal.
- A number of large mature trees are proposed to be removed along the northern boundary to facilitate a minimal building setback and private open space for units 1-5. The Panel considers that this tree removal is unacceptable and unnecessary, and any development of the land would be better served by including this area as a deep soil zone / common open space area.
- The use of the existing access and right of way arrangements to Midgely Street as the sole access to the site is likely to have a detrimental impact on the amenity of the residents located along this access. Longer term, there is no mechanism for ongoing maintenance or repair of the accessway. It is noted that the applicant's traffic study is not yet finalised, however, consideration should be given to providing access to the Princes Highway in any future development.
- The property adjoins land which is zoned RU1 Primary Production. The Panel considers that good planning practice would avoid increasing residential density close to the zone boundary (as proposed in the development application) to prevent future land use conflict between the zones.

Voting: 4/0