

# DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

<b>DATE OF DETERMINATION</b>	13 February 2019
<b>PANEL MEMBERS</b>	Robert Montgomery (Chair), Helena Miller, Larissa Ozog, Andrew Knowlson (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 13 February 2019 opened at 5:00pm and closed at 6:55pm.

### MATTER DETERMINED

DA-2018/1316 – 2 Blacket Street, North Wollongong, Lot 1 DP 135620, Lot 1 DP 779377 (as described in detail in schedule 1).

### PUBLIC SUBMISSIONS

The Panel was addressed by one submitter who raised issues regarding the heritage value of the area, the need for additional park land and whether the building would be used for tourist accommodation.

No representations were made by the applicant.

### 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.


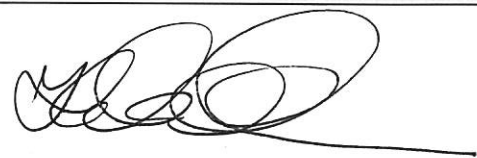


The Panel determined to refuse the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

### REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The Panel agrees with the officer’s recommendation and supports the grounds for refusal.
- The Panel notes that the proposal does not provide an appropriate development for the site, in particular in relation to interaction with the public domain, bulk, scale and relationship to adjoining properties and nearby heritage items.

PANEL MEMBERS	
 Robert Montgomery (Chair)	 Helena Miller
 Larissa Ozog	 Andrew Knowlson (Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2018/1316
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a residential flat building comprising sixteen (16) apartments and two (2) levels of basement parking
3	STREET ADDRESS	2 Blacket Street, North Wollongong
4	APPLICANT	Quill Holdings Pty Ltd
5	REASON FOR REFERRAL	Determination  Under Schedule 2 (4) of the Local Planning Panels Direction of 1 March 2018; the development is identified as 'sensitive development being more than 4 storeys in height and SEPP 65 - Design Quality of Apartment Buildings applies'.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy No 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>○ Wollongong Local Environment Plan 2009</li> </ul> </li> <li>• NSW Apartment Design Guide</li> <li>• Wollongong City Wide Development Contributions Plan 2018</li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Wollongong Development Control Plan 2009</li> </ul> </li> <li>• Planning agreements: N/A</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: AS 2601:1991 in relation to demolition</li> <li>• Coastal zone management plan: N/A</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report dated 13 February 2019</li> <li>• Written submissions during public exhibition: nine (9)</li> <li>• Verbal submissions at the public meeting: one</li> </ul>
8	SITE INSPECTIONS BY THE PANEL	Site inspection 13 February 2019. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Robert Montgomery (Chair), Helena Miller, Larissa Ozog, Andrew Knowlson (Community Representative)</li> <li>○ <u>Council assessment staff</u>: Pier Panozzo, Theresa Whittaker</li> </ul>
9	COUNCIL RECOMMENDATION	Refuse
10	DRAFT CONDITIONS	N/A