

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	6 November 2019
PANEL MEMBERS	Alison McCabe (Chair), Mark Carlon, Steven Layman, Trish McBride (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 6 November 2019 opened at 5:00pm and closed at 7:23pm.

MATTER DETERMINED

DA-2018/1032, Lot B DP 157627, 18 Hopetoun Street, WOONONA NSW 2517 (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by three submitters.

The Panel also heard from the applicant's representatives.

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 proposed development results in unacceptable amenity impacts on adjoining properties in respect to privacy, overlooking, bulk scale and massing.
- The clause 4.6 variation to development standard to minimum site width is not supported and it does not satisfy clause 4.6(4).
- The internal and site planning results in a poor standard of amenity for future residents.
- There are inaccuracies and inconsistencies in the documentation submitted with the application.

PANEL MEMBERS



Alison McCabe
(Chair)



Mark Carlon



Steven Layman



Trish McBride
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2018/1032
2	PROPOSED DEVELOPMENT	Residential - Demolition of existing dwelling and outbuildings and construction multi dwelling housing and Subdivision - Strata title - four (4) lots
3	STREET ADDRESS	18 Hopetoun Street, Woonona NSW 2517
4	APPLICANT	MMJ – Luke Rollinson
5	REASON FOR REFERRAL	Section 3 of Schedule 2 of the Local planning Panels Direction of 1 March 2018, due to the development involving a variation greater than 10% at Clause 7.14 Minimum Site Width of Wollongong Local Environmental Plan 2009. Addendum report of WLPP recommendation from 24 July 2019
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 (Building Sustainability Index: BASIX) 2004 ○ Wollongong Local Environment Plan 2009 • Wollongong Section 94A 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 2000</i>: - Demolition • 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 6 November 2019. • Written submissions during public exhibition: four (4) • Verbal submissions at the public meeting: three (3)
8	SITE INSPECTIONS BY THE PANEL	Site inspection 6 November 2019. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Alison McCabe (Chair), Mark Carlon, Steven Layman, Trish McBride (Community Representative) ○ <u>Council assessment staff</u>: Jacob Williams, John Wood
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report