

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	4 March 2020
PANEL MEMBERS	Sue Francis (Chair), Steve Layman, Steve Fermio and Trish McBride (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on Wednesday 4 March opened at 5:00pm and closed at 5.48pm.

MATTER DETERMINED

DA-2019/1210, Lot 2 and 3 DP 1176767, Lot 2 and Lot 3 Sturdee Avenue, Bulli NSW 2516 (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by one submitter.

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 approve 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 Panel heard from one objector who was concerned about the removal of asbestos and truck size and movements, damage to the road and to ensure that sufficient safety checks would be in place during demolition. However, he welcomed the demolition of the structures because the premises had become a place where inappropriate behaviour was occurring including graffiti, damage to buildings and other antisocial behaviour.

The Panel was satisfied that the conditions of consent would address any concern relating to the matters raised.

The Panel agreed with the officer's report and the objector that the removal of the dilapidated structures would alleviate the antisocial behaviour that may be occurring at present.

CONDITIONS

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

The inclusion of an additional condition to read: -

That a sign be erected on the site by the applicant, providing contact details for a person who would respond to any complaints or concerns arising from the demolition. That to assist in this respect, the surrounding residence should receive a letter drop a minimum of two days prior to the commencement of the demolition works. The letter to include, at a minimum, the likely timeframes of the work and appropriate contact details.

PANEL MEMBERS



Sue Francis
(Chair)



Steve Layman



Steve Fermio



Trish McBride
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2019/1210
2	PROPOSED DEVELOPMENT	Demolition of all structures on the site
3	STREET ADDRESS	Lot 2 and 3 Sturdee Avenue, Bulli NSW 2516
4	APPLICANT	Anglicare Community Services
5	REASON FOR REFERRAL	Clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Clause 2(b) of Schedule 2 of the Local Planning Panels Direction of 1 March 2018, as the Development Application is subject of more than 10 unique submissions by way of objection.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy (State Significant Precincts) 2005 • Wollongong Section 94A Development Contributions Plan • 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 4 March 2020 • Written submissions during public exhibition: 26 • Verbal submissions at the public meeting: one
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 4 March 2020 Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Sue Francis (Chair), Steve Layman, Steve Fermio and Trish McBride (Community Representative) ○ <u>Council assessment staff</u>: Vanessa Davis, Pier Panozzo
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report