

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	1 December 2020
PANEL MEMBERS	Robert Montgomery (Chair), Sue Hobley, Helena Miller, Edger du Bois (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 1 December 2020 opened at 5:00pm and closed at 5:54pm.

MATTER DETERMINED

DA-2020/1157 – Lot 144 DP 659755, Lot 100 DP 877156, 17 Birch Crescent, East Corrimal (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

Nil

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 reasons for the decision of the Panel were:

- The Panel concurs with the officer's assessment and recommendation.
- The additional condition requiring consolidation of the two existing lots is appropriate to avoid encroachments and any future confusion in relation to two separate lots.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following additional condition:

- The existing two lots shall be consolidated prior to issue of Construction Certificate. Evidence of registration shall be provided to the Certifier.

PANEL MEMBERS



Robert Montgomery
(Chair)



Sue Hobley



Helena Miller



Edger du Bois
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2020/1157
2	PROPOSED DEVELOPMENT	Construction of carport in existing dual occupancy development
3	STREET ADDRESS	17 Birch Crescent, EAST CORRIMAL
4	APPLICANT	Tasman Design
5	REASON FOR REFERRAL	The proposal has been referred to the WLPP for determination pursuant to clause 1 (c) of Schedule 2 of the Local Planning Panel Direction as the development for which the land owner is a member of council staff who is principally involved in the exercise of Council's functions under the Environmental Planning and Assessment Act 1979.
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 – Coastal Management 2018 ○ 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>. • 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 1 December 2020 • Written submissions during public exhibition: Nil • Verbal submissions at the public meeting: Nil
8	SITE INSPECTIONS BY THE PANEL	Site inspection 1 December 2020. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Sue Hoblely, Helena Miller, Edger du Bois (Community Representative) ○ <u>Council assessment staff</u>: Tamika Bridge, Darren Burke
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report