

ADVICE

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	18 December 2019
PANEL MEMBERS	Robert Montgomery (Chair), Glenn Falson, Helena Miller, Trish McBride (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 18 December 2019 opened at 5:00pm and closed at 5:30pm.

MATTER

RD-2018/1620/A – Lot 1 DP 1109060, 47 Staff Street and Lot 2 DP 1109060 Staff Street, Wollongong.

PUBLIC SUBMISSIONS

The Panel was addressed by one (1) submitter. The applicant sent apologies as he wasn't able to attend.

PANEL CONSIDERATION AND ADVICE

The Panel notes that this application was formally withdrawn on 17 December 2019 and therefore Council does not need to determine the application. However, if the application had not been withdrawn, the Panel concurs with the officer's assessment and recommended grounds for refusal.

REASONS FOR THE ADVICE

- The development as proposed exceeds the maximum allowable FSR and the application is not supported by a submission under Clause 4.6 of Wollongong LEP 2009. In the absence of this, the Council would have no alternative other than refusal.
- The Panel notes that there are a number of departures from the requirements of the Wollongong Development Control Plan 2009. Notwithstanding the Council's requests for additional information/design review, the Panel is of the view that the accumulation of this number of non-compliances indicates an over-development of the site.
- It is apparent that there is a significant issue relating to stormwater disposal in the immediate locality. The Panel considers that the applicant has not satisfactorily addressed the issue of stormwater drainage.

Voting: 4/0