

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL INDEPENDENT HEARING AND ASSESSMENT PANEL (IHAP)

DATE OF DETERMINATION	17 October 2018
PANEL MEMBERS	Sue Francis (Chair), Alison McCabe, Scott Lee and Peter Sarlos (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 17 October 2018 opened at 5:00pm and closed at 6:15pm.

MATTER DETERMINED

DA-2018/803, 12-16 Beatson Street, Wollongong (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by the applicant.

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 7, and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel considered the excess parking in the basement in conjunction with the desire to have deep soil landscaping on the northern boundary towards the street to allow canopy trees to be planted. In this respect, the Panel seeks amended plans to be provided which reduce the excess parking provision but provide greater deep soil landscaping for mature canopy trees.

The Panel also considered that balustrade to units UO2 and UO3 on the ground floor shall be solid masonry elements to a minimum height of 600 mm.

The Panel also heard from the applicant in relation to condition 12 seeking to provide greater three bedroom units. The Panel is of a mind to delete this condition in this particular case.

The Panel determined to defer the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979* for the above matters to be addressed.

The Panel delegates the determination of the application to the Manager Development Assessment and Certification in accordance with Section 2.20(8) of the *Environmental Planning and Assessment 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The proposal was a well-designed flat building which responds reasonably to the changing character of the area.
- Subject to the amendments recommended above, the Panel considers the environmental impact to be satisfactory.

PANEL MEMBERS




Sue Francis
(Chair)



Alison McCabe



Scott Lee



Peter Sarlos
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2018/803
2	PROPOSED DEVELOPMENT	Residential -demolition of existing structures and construction of a seven (7) storey residential flat building consisting of 38 units over basement parking
3	STREET ADDRESS	12-16 Beatson Street, Wollongong
4	APPLICANT/OWNER	ADM Architects
5	REASON FOR REFERRAL	The proposal has been referred to Local Planning Panel pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Schedule 2 of the Local Planning Panels Direction of 1 March 2018, the proposal is development to which State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development applies and is greater than 4 storeys in height.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ Wollongong Local Environment Plan 2009 • NSW Apartment Design Guide • Wollongong Development Contributions Plan • Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 • Planning agreements: None • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: • Coastal zone management plan: N/A • 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 17 October 2018 • Written submissions during public exhibition: one • Verbal submissions at the public meeting: nil
8	SITE INSPECTIONS BY THE PANEL	Site inspection 17 October 2018. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Sue Francis (Chair), Alison McCabe, Scott Lee and Peter Sarlos (Community Representative) ○ <u>Council assessment staff</u>: Pier Panozzo, Nigel Lamb
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report