

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	12 December 2018
PANEL MEMBERS	Robert Montgomery (Chair), Sue Holey, Brendan Randles, Bernard Hibbard (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 12 December 2018 opened at 5:00pm and closed at 6:56pm.

MATTER DETERMINED

DA-2018/1099 - Lot 108 DP 264639, 56 Princes Highway, Bulli NSW 2516 (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

There were no submitters or applicant in attendance.

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*, and subject to additional conditions which requires a Vegetation Management Plan prepared by a suitably qualified ecologist to be submitted prior to issue of Construction Certificate. The plan shall consider the recommendations of the arborist report submitted with the development application and on-going requirements of Bushfire Asset Protection zone.

The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The proposed residential extension is permissible and satisfies all relevant statutory requirements.
- The proposed development minimises adverse impacts on the natural environment while providing the required bushfire protection methods.
- Condition 15 proposes replacement trees to be 75 litre container minimum size. The Panel is of the view that 25 litre container advanced plant stock will lead to better outcomes and minimise soil disturbance.
- Implementation of a Vegetation Management Plan will help ensure appropriate management of the surrounding bushland.

CONDITIONS

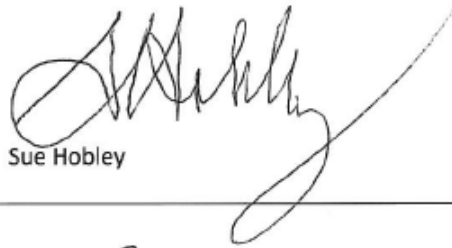
The development application was approved subject to the conditions in the Council Assessment Report with the following amendments.

- Additional condition: The applicant shall submit a Vegetation Management Plan prepared by a suitably qualified ecologist prior to issue of Construction Certificate.
- Amend Condition 15 to require 25 litre container advanced plant stock.

PANEL MEMBERS



Robert Montgomery
(Chair)



Sue Holey



Brendan Randles



Bernard Hibbard
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2018/1099
2	PROPOSED DEVELOPMENT	Residential - alterations and additions to existing dwelling and tree removals
3	STREET ADDRESS	56 Princes Highway, BULLI NSW 2516
4	APPLICANT	Wollongong Drafting
5	REASON FOR REFERRAL	Part 1(e) of Schedule 2 of the Local Planning Panels Direction, as the land owner is a relative of 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 (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 ○ Wollongong Local Environment Plan 2009 · Wollongong City Wide Development Contributions Plan 2018 · Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 · Planning agreements: N/A · Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: N/A · Coastal zone management plan: Repealed · 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 12 December 2018 · Written submissions during public exhibition: Nil · Verbal submissions at the public meeting: Nil
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 12 December 2018. Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Sue Hopley, Brendan Randles, Bernard Hibbard (Community Representative) ○ <u>Council assessment staff</u>: John Wood, Rodney Thew
9	COUNCIL RECOMMENDATION	DA-2018/1099 be approved subject to the conditions provided at Attachment 4 to the council assessment report
10	DRAFT CONDITIONS	Attached to the council assessment report