

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	16 March 2020
PANEL MEMBERS	Robert Montgomery (Chair), Steve Layman, Scott Lee and Tina Christy (Community Representative)

A public meeting was held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 11 February 2020 opened at 5:00pm and closed at 5.22pm.

This determination has been made via transaction of business outside meetings as described in Schedule 1 clause 26 of the Act following the above meeting and consideration of the addendum report dated 2 March 2020.

MATTER DETERMINED

DA-2019/779, Lot 21 DP 609226 & Lot 31 DP 558349, 80 - 82 Market Street, Wollongong NSW 2500 (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

No submitters addressed the Panel. The Panel heard from the applicant's architect and town planner, who answered questions from the Panel.





PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 7, the material presented at the meeting and the matters observed at site inspections listed at item 8 in Schedule 1. The Panel also considered the addendum report dated 2 March 2020.

The Panel is satisfied that the applicant's comprehensive urban design rationale for the proposed building form demonstrates that the proposal appropriately responds to its immediate context and the broader context of Market Street.

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.

PANEL MEMBERS	
 Robert Montgomery (Chair)	 Steve Layman
 Scott Lee	 Tina Christy (Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2019/779
2	PROPOSED DEVELOPMENT	Commercial - demolition of existing structures and construction of a six (6) storey development
3	STREET ADDRESS	80 - 82 Market Street, Wollongong NSW 2500
4	APPLICANT	Design Workshop Australia
5	REASON FOR REFERRAL	Departure to building separation under Clause 8.6 of the Wollongong Local Environmental Plan 2009
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 ○ Wollongong Local Environment Plan 2009 • NSW Apartment Design Guide • Wollongong Section 94A Development Contributions Plan • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Clause 92 • Coastal zone management plan: Nil • 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"> • Addendum report dated 2 March 2020. • Council assessment report dated 11 February 2020 • Written submissions during public exhibition: Two (2) • Verbal submissions at the public meeting: Nil
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 11 February 2020 Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Steve Layman, Scott Lee, Tina Christy (community representative) ○ <u>Council assessment staff</u>: Brad Harris, Pier Panozzo
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment reports