

ADVICE

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	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

RD-2019/1268/A – Lot 21 DP 524543, 8A Kembla Street, Balgownie.

PUBLIC SUBMISSIONS

No submitters addressed the Panel.

The Panel heard from the applicant and his client.

PANEL CONSIDERATION AND ADVICE

The Panel considers that the Council should confirm its previous decision to refuse the application. This advice is based on the following concerns in relation to compliance, design, amenity, environmental impact and the fact that the proposal represents an over-development of the site. In particular, the Panel notes the following:

- The proposed two dwellings at the rear do not satisfy the DCP requirements that any dual occupancy at the rear of an existing dwelling be limited to single storey.
- The amenity of the living area and the principal private open space of Dwelling 2 is unsatisfactory in relation to solar access and outlook.
- While the proposal technically complies with the deep soil zone requirements at the rear of Lot 212, the impact on shadowing, solar access and circulation (to clothes line and outdoor service area) created is unacceptable.
- The proposed landscape treatment is inadequate and planter beds of such small dimensions such that they will be unsustainable.
- Western elevation to Dwelling 2 is poor with no windows and lack of relief.
- The removal of tree 13 should be avoided so as to retain the internal and neighbourhood amenity.
- The provision of paved turning area in front of the existing dwelling will have an unacceptable impact on the streetscape.

Overall, the Panel considers that the proposal represents an over-development of the site particularly with the retention of the existing swimming pool which takes up significant space on site and gives rise to many of the above issues.

Voting: 4/0