

## ADVICE

### WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	4 September 2019
PANEL MEMBERS	Alison McCabe (Chair), Larissa Ozog, Mark Carlon, Bernard Hibbard (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 4 September 2019 opened at 5:00pm and closed at 6:30pm.

#### MATTER

DA-2019/501 – Lot 2 DP 1119139 – 61 Lawrence Hargrave Drive, Austinmer.

#### PUBLIC SUBMISSIONS

The Panel was addressed by two submitters.

The Panel also heard from the owner and the applicant's representative.

#### PANEL CONSIDERATION AND ADVICE

The Panel notes that it is the applicant's responsibility to provide sufficient information to properly assess the impact of the proposed development on views enjoyed from neighbouring properties.

There is insufficient information to properly assess the view impact as there are no details of accurate survey levels of either the existing house or windows on No. 59 Lawrence Hargrave Drive. A massing model illustrating the degree of impact from affected windows should be prepared.

The alignment of dwellings at No. 63, 61, 59 and 57 affords a degree of view sharing because of the staggering of buildings. This element should be reflected in the development of this site.

The Panel is of the view that:

- Additional information in respect to survey information and a massing model is required to properly assess the view impact.
- The plans should be amended to align with the current rear alignment of the existing dwelling (with the exception of balconies).
- Any privacy screens should not impact upon views.
- Balconies at first floor level projecting beyond the alignment of the existing dwelling need to be minimised and open in nature.
- The enclosed subspace 1 should be significantly reduced. Enclosed subspace 2 should be deleted. Any storage space not part of a basement garage is to be counted as floor space.
- Any ground level terrace should remain uncovered for approximately 80% of the size of the terrace unless it can be demonstrated that any covering does not result in any view impact.

Voting: 4/0