

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	18 November 2020
PANEL MEMBERS	Robert Montgomery (Chair), Helena Miller, Larissa Ozog, Bernard Hibbard (Community Representative)

Transaction of business outside of meetings pursuant to Clause 26 of Schedule 2 of the *Environmental Planning and Assessment Act, 1979*.

MATTER DETERMINED

DA-2020/80 – Lot 1 DP 799059, 290-294 Keira Street, Wollongong (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

N/A

PANEL CONSIDERATION AND DECISION

The applicant has addressed the matters raised by the Panel in its deferral of the application on 20 October 2020. The Panel notes the additional information concerning the lack of pedestrian conflict with the flooding overland flow path and the relocation and redesign of the security fence and gates (now setback of 5.55m from Keira Street boundary).

The Panel is satisfied with the amended application, subject to additional conditions to ensure the following:

- That the design of the security fence and gates comprises steel frame with vertical timber blades to soften the entry appearance;
- That each of the ground floor commercial spaces be provided with two entries one from the communal entry foyer and a second direct from the street; and
- That the bicycle parking area be provided with power points for electric bicycle charging.

The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:



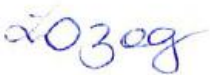

- The Panel concurs with the Officer's assessment and recommendation.
- The Panel is satisfied that the additional information and amended plans submitted by the applicant satisfactorily address the matters raised by the Panel.
- It is considered that the additional conditions relating to the location and design of the security fence and gates will provide a more attractive arrival for residents and visitors.
- The provision of double entries to ground floor commercial spaces will enhance the useability of these spaces.
- Provision of bicycle power charging points is appropriate given the increasing popularity of electric bikes for recreation and transport.

CONDITIONS

The conditions provided with the assessment report dated 20 October 2020 are adopted with the following amendments and additions:

- A Amend Condition 1 to incorporate updated Plans - Sheets 4 and 13, Issue J, dated 10 November 2020.
- B Additional Conditions:

1. The security fence and gates on the Keira Street frontage are to be set back from the boundary in accordance with the amended plans. The fence and gates are to be constructed with steel frames and with vertical timber blades.
2. Ground floor commercial spaces 1 and 2 are each to be provided with two entries – one entry from the “commercial communal open space” and one entry from outside of the security fence.
3. Bicycle parking spaces are to be provided with power points suitable for charging electric bikes.

PANEL MEMBERS	
 Robert Montgomery (Chair)	 Helena Miller
 Larisa Ozog	 Bernard Hibbard (Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2020/80
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a seven (7) storey mixed use development comprising 34 residential units and two (2) commercial tenancies with 50 parking spaces
3	STREET ADDRESS	290-294 Keira Street, WOLLONGONG NSW 2500
4	APPLICANT	290 Keira Street Pty Ltd
5	REASON FOR REFERRAL	Pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. The proposal is captured by clause 4(b) of Schedule 2 of the Local Planning Panels Direction of 30 June 2020, as the proposal is development to which State Environmental Planning Policy No. 65 applies.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> · Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Infrastructure) 2007 ○ 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 Section 94A Development Contributions Plan · Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 · 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 20 October 2020 · Written submissions during public exhibition: 1 · Verbal submissions at the public meeting: None · Council addendum report - provided to Panel on 16 November 2020 · Additional hydraulic information dated 30 October 2020 and amended plans dated 10 November 2020, submitted by the applicant
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 20 October 2020. Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Helena Miller, Larissa Ozog, Bernard Hibbard (Community Representative) ○ <u>Council assessment staff</u>: Pier Panozzo, Vanessa Davis
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report