

ADVICE

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	24 September 2020
PANEL MEMBERS	Robert Montgomery (Chair), Steven Layman, Helena Miller, Tina Christy (Community Representative)

Public meeting held at Wollongong City Council, Level 10 Council Chambers, 41 Burelli Street, Wollongong on 24 September 2020 opened at 5:00pm and closed at 7:30pm.

MATTER

DA-2018/1592/B, Lot 6 DP 5736, 5 Cliff Parade, Thirroul.

PUBLIC SUBMISSIONS

The Panel was addressed by four (4) submitters.

The Panel also heard from the applicant.

PANEL CONSIDERATION AND ADVICE

While the modifications proposed appear to be relatively minor, the Panel is concerned about the potential geotechnical impacts of removing fill (which has already partially occurred) from the rear of the land. It is apparent that no geotechnical information has been provided in respect of the structural adequacy of the existing timber retaining wall on-site. Given the history of slumping of the properties along this cliff top and the concerns raised by neighbouring residents, the Panel considers that it would be prudent to obtain geotechnical advice and recommendations in relation to the rear yard and the existing retaining wall prior to determining the application.

The Panel also notes that no existing levels, finished levels, drainage concept or landscaping plan were submitted with the application. This information should be provided by the applicant.

In relation to the privacy screen for the northern side of the upper balcony, at the suggestion of the Panel, the applicant agreed to place a 1.2m high obscured balustrade in place of the conditioned louvred screen. This would protect the privacy to the northern neighbour, while still allowing the applicant standing northern views of the escarpment and the land/water interface.

The Panel notes that the assessment report did not address the reasons for the original decision as required by Section 4.55(3) of the *Environmental Planning and Assessment Act, 1979*.

It is recommended that Council require the matters detailed above to be addressed prior to determining the application.

Voting: Unanimous