

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	15 August 2018
PANEL MEMBERS	Robert Montgomery (Chair), Helena Miller, Steve Fermio, Bernard Hibbard (Community Representative)
DECLARATIONS OF INTEREST	Nil

Public meeting held at Wollongong City council function room, 41 Burelli Street, Wollongong on 15 August 2018 opened at 5:00pm and closed at 9:12pm.

MATTER DETERMINED

DA-2017/1676, Lots 1 & 2 DP 1099613 and Lot 1 DP 946305 48-50 Gipps Street Wollongong (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by two submitters who raised issues regarding: Geotechnical, character, height, view loss, privacy, overshadowing, parking, traffic, waste collection.

The Panel also heard from the applicant's architect and town planner.

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 7, and the material presented at meetings and the matters observed at the site inspection listed at item 8 in Schedule 1.

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 Panel notes that the officer's draft conditions of consent omit the usual condition regarding "Restricted Hours of Construction Work" and require this condition be included in the conditions of consent.

The decision was unanimous

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The panel agrees with the officer's assessment report and draft conditions.
- The Panel noted the concerns raised by surrounding neighbours but considers that the proposal is permissible and has merit.

PANEL MEMBERS



Robert Montgomery (Chair)



Helena Miller



Steve Fermio



Bernard Hibbard (Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2017/1676
2	PROPOSED DEVELOPMENT	Residential - demolition of existing structures and the construction of an eight (8) storey residential flat building comprising of eighteen (18) apartments over two (2) levels of basement parking and the removal of six trees
3	STREET ADDRESS	48-50 Gipps Street Wollongong
4	APPLICANT/OWNER	ADM Architects (applicant); Mr & Mrs Blasevski and Messers Kostovski (owners)
5	REASON FOR REFERRAL	Sensitive development being more than 4 storeys in height and SEPP 65- Design Quality of Apartment Buildings applies and has received more than 10 unique submissions objecting to the proposal.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ 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 Development Contributions Plan 2018 • 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>: Nil • Coastal zone management plan: None relevant • 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 15 August 2018 • Written submissions during public exhibition: 20 • Verbal submissions at the public meeting: two (2)
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 15 August 2018. Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Helena Miller, Steve Fermio, Bernard Hibbard (Community Representative) ○ <u>Council assessment staff</u>: Pier Panozzo, Anne Starr
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report