

ADVICE

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	25 September 2019
PANEL MEMBERS	Robert Montgomery (Chair), Sue Hobley, Alison McCabe, Edger du Bois (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 25 September 2019 opened at 5:00pm and closed at 9.25pm.

MATTER

DA-2019/581 – Lot 2 DP 154525 and Lot 3 DP 111282, 15-17 Kembla Street, Balgownie.

PUBLIC SUBMISSIONS

The Panel was addressed by 3 submitters.

The Panel also heard from the applicant's representatives.

PANEL CONSIDERATION AND ADVICE

The Panel noted that it was difficult to understand how the proposed development relates to the adjoining properties in terms of topography due the absence of detailed sections and level details of adjoining properties. It was therefore difficult to assess matters such as privacy, visual impact and entry levels of units. It would appear that Unit 5 and 8 open space is between 1.2m and 1.6m above ground level. This will result in potential privacy impacts.

The development provides a positive relationship to Kembla Street, with units 1-4 facing the street with garages at the rear. However, units 5-8 will have poor amenity in terms of their entries located along a narrow driveway with no landscaping which will present as a back lane. It is also noted that units 5-8 have minimal setbacks to the property adjoining to the east.

In relation to the proposed voids over living areas/entries, the Panel notes the applicant's desire to create larger entry spaces. However, the creation of such large voids (particular with two bedroom units) is undesirable as it creates opportunity for future conversion to additional habitable space. It would be appropriate to reduce the area of the proposed voids to prevent the opportunity for future conversion.

The Panel considers that:

1. Council is not in a position to fully assess the application due to the absence of detailed sections through the proposed buildings and level details of adjoining properties/dwellings relative to the proposal;
2. The design, layout and number of dwellings should be amended to provide better amenity for the future occupants of the development and neighbouring properties. This would include:
 - Reduction in the number of units;
 - Widening of driveway to include landscaping and better entry to units;
 - Larger setbacks and better landscaping to the property adjoining to the east;
 - Resolution of stormwater matters, including apparent filling on the land and condition of brick retaining wall on eastern boundary; and
 - A landscaping plan (with levels and sections showing the response to the topography), planting plan (including shade trees within the driveway area and screen plantings to assist with privacy issues) and plant schedule (providing for predominantly local species).

Voting: Unanimous