

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	27 April 2022
PANEL MEMBERS	Robert Montgomery (Chair), Alison McCabe, Scott Lee, Edger du Bois (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 27 April 2022 opened at 5:00pm and closed at 5:58pm.

MATTER DETERMINED

DA-2021/640, Lot 1 and 2 DP 1173706, 347-349 Lawrence Hargrave Drive, Clifton (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel heard from the applicant's town planner, who was available to answer any questions of the Panel.

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 7, and the material presented at the meeting and the matters observed at site inspections 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 decision was unanimous.




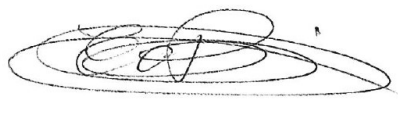
REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The Panel is satisfied that the impact of the development is acceptable in terms of biodiversity, with compliance with the conditions as proposed.
- The Panel concurs with the Officer's assessment report and recommendation.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Robert Montgomery (Chair)	 Alison McCabe
 Scott Lee	 Edger du Bois (Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2021/640
2	PROPOSED DEVELOPMENT	Designated Development - Residential - demolish existing carport and part deck, alterations and additions to south side of existing dwelling including new double garage, new pool and deck extension, replacement pump out (effluent) tank and related landscaping and lot consolidation
3	STREET ADDRESS	Lot 1 & 2 DP 1173706, 347 & 349 Lawrence Hargrave Drive CLIFTON NSW
4	APPLICANT/OWNER	Mr Sam Allen
5	REASON FOR REFERRAL	The proposal has been referred to the Local Planning Panel for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Schedule 2 Clause 4 (a) of the Local Planning Panels Direction, as the proposal is designated development. The works are located within the mapped Littoral Rainforest Area pursuant to the SEPP (Resilience and Hazards) 2021.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Act 1979 ○ Environmental Planning and Assessment Regulations 2000 ○ Biodiversity Conservation Act 2016 (BC Act) ○ SEPP (Resilience and Hazards) 2021 ○ SEPP (Transport & Infrastructure) 2021 ○ SEPP (Building Sustainability Index: BASIX) 2004 ○ Wollongong Local Environment Plan 2009 ○ Wollongong City Wide Development Contributions Plan • Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 • Coastal zone management plan: Wollongong (CZMP) 20 December 2017 • 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 27 April 2022 • Written submissions during public exhibition: Nil • Verbal submissions at the public meeting: Nil
8	SITE INSPECTIONS BY THE PANEL	Virtual Site inspection – 27 April 2022. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Alison McCabe, Scott Lee, Edger du Bois (Community Representative) ○ <u>Council assessment staff</u>: Andrew Kite
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report

