

ADVICE

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF HEARING	5 September 2018
PANEL MEMBERS	Alison McCabe (Chair), Scott Lee, Robert Montgomery, Tina Christy (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 5 September 2018 opened at 5:00pm and closed at 7.50pm.

MATTER

DA-2017/1306, Lot 103 DP 1148604 - 61 Church Street, Wollongong.

PUBLIC SUBMISSIONS

The Panel was addressed by one (1) submitters who raised issues regarding:

- Traffic impacts and traffic safety

The Panel also heard from the applicant and their representatives who outlined the changes that were made from the application originally considered by the Panel and how they've addressed the Panels concerns.

PANEL CONSIDERATION AND ADVICE

The Panel considered the matters listed in the Council's officer's report, and the material presented at meetings and the matters observed at site inspections.

The Panel visited the site and had the benefit of observing survey marks and height poles showing the location and height of the carpark deck in relation to adjoining boundaries.

The Panel acknowledges that the applicant has addressed to some degree the concerns raised at the previous meeting. However, the Panel is of the view that given the proposal has a significant number of carparking spaces in excess of that required under the traffic impact assessment that there is an opportunity to reduce the number of carparking spaces to improve the relationship of the proposal to adjoining properties.

To this end the proposal should be amended to:

- Setback the carpark at all levels 6 metres from the common boundary to number 45 Campbell Street
- Setback the elevated carpark (but not the ramp) by 6 metres from the southern boundary
- Setback the carpark 5 metres from the eastern boundary common with number 45 Campbell Street. This will result with the deletion of the ground level carparking that currently encroaches into the setback
- Provide a revised landscape strategy that includes provision for landscape beds or planter boxes on all the elevated decks and denser perimeter landscaping that makes provision for some canopy trees at ground level
- Rationalise the carpark entries and internal traffic circulation

Voting

The voting in respect of this matter was 4/0.