

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	17 December 2020
PANEL MEMBERS	Robert Montgomery (Chair), Helena Miller, Glenn Falson, Bernard Hibbard (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 17 December 2020 opened at 5:00pm and closed at 7.34pm.

MATTER DETERMINED

DA-2020/1106 – Lot 365 DP 9753, 149 Lakeview Parade, Primbee (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

Nil

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 7, 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.



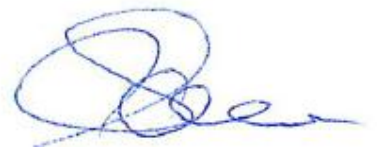

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The Panel considers that the minor non-compliances with Wollongong DCP 2009 are justified in the circumstances and are acceptable.
- The Panel agrees with the Officer's assessment and recommendation.

CONDITIONS

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

PANEL MEMBERS	
 Robert Montgomery (Chair)	 Helena Miller
 Glenn Falson	 Bernard Hibbard (Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2020/1106
2	PROPOSED DEVELOPMENT	Residential – demolition of garage and construction of garage and construction of dwelling house to create detached dual occupancy and Subdivision – Torrens title – two lots
3	STREET ADDRESS	149 Lakeview Parade, Primbee
4	APPLICANT/OWNER	Kate Kerr/ Mark & Clare Riordan
5	REASON FOR REFERRAL	The proposal has been referred to Local Planning Panel pursuant to clause 2.19(1)(a) of the <i>Environmental Planning and Assessment Act 1979</i> . Under Schedule 2 of the Local Planning Panels Direction of 1 March 2018, the proposal is captured by Clause 1(c) as the application is made by a member of staff who is principally involved in the exercise of Council's functions under the <i>Environmental Planning and Assessment Act 1979</i> .
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> · Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy (Coastal Management) 2018 ○ Wollongong Local Environment Plan 2009 · Wollongong Section 94A Development Contributions Plan · Wollongong Community Participation Plan 2019 · Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 · Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Clause 92, 93 & 94 · 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 17 December 2020 · Written submissions during public exhibition: Nil · Verbal submissions at the public meeting: Nil
8	SITE INSPECTIONS BY THE PANEL	Site inspection 17 December 2020. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Helena Miller, Glenn Falson, Bernard Hibbard (Community Representative) ○ <u>Council assessment staff</u>: Pier Panozzo, Cathryn Bell
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report