

ADVICE

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	2 March 2021
PANEL MEMBERS	Robert Montgomery (Chair), Scott Lee, Helena Miller, Tina Christy (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 2 March 2021 opened at 5:00pm and closed at 6:07pm.

MATTER

DA-2020/712 – Lots 47 and 48 DP 17037, 28-30 Figtree Crescent, Figtree.

PUBLIC SUBMISSIONS

The Panel was addressed by two submitters.

The Panel also heard from the applicant.

PANEL CONSIDERATION AND ADVICE

The Panel is concerned that the proposal does not demonstrate good design which reflects the surrounding character, nor does it provide good amenity for future occupants of some of the units. In addition to design matters, the proposal relies on a number of variations to the DCP controls, which the Panel considers are not justified in the circumstances.

The following observations are drawn to Council's attention:

- The retention of one of the existing dwellings provides a significant constraint to an integrated layout and design and limits opportunity to provide adequate separation between the new unit 3 and the significant tree located in the south-western corner;
- At least one of the units achieves no solar access to its private open space during mid-winter, and other units achieve less than 50% sunlight, which is contrary to clause 5.12.2 of the WDCP 2009;
- Units 1, 2 and 3 present an unacceptable length of masonry wall which is not in keeping with the established character of the locality. A break in the built form is required to rectify this and will also provide an opportunity for solar access to be achieved to the private open space of Unit 2;
- Private open space located at the front of Unit 1 is contrary to the requirements of WDCP 2009 and does not provide adequate privacy;
- Private open space provided to Unit 5 is raised above existing ground level and will create privacy issues for the adjoining neighbours;
- The provision of three separate driveways to Figtree Crescent is unacceptable and is likely to add to the existing congestion and traffic conflicts in the street;
- The development proposes one visitor car parking space, contrary to the WDCP 2009 which would require two spaces for this development. The Panel notes that every effort should be made to maximise off-street parking given the narrow width and congestion experienced in Figtree Crescent;
- The overall design of the units, including internal layout, orientation of living rooms and bedrooms and lack of external access from laundries, creates poor amenity for the future residents;

Based on the above, the Panel is of the view that the application should not be approved in its present form as it is fundamentally flawed in a number of ways. It is recommended that Council work with the applicant to achieve an appropriate design outcome which addresses the matters detailed above and responds to the constraints of the site.

Voting: 4/0