

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	26 October 2021
PANEL MEMBERS	Robert Montgomery (Chair), Brendan Randles, Helena Miller, Trish McBride (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 26 October 2021 opened at 5:00pm and closed at 7:54pm.

MATTER DETERMINED

DA-2021/136 – Lot 1 DP 617042, 1A Norman Street, Mangerton (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by six submitters.

The Panel heard from the applicant.

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 defer the development application as described in Schedule 1 to provide the applicant with an opportunity to address the matters detailed in the below reasons for the decision, by submission of additional information and plans.

The decision was unanimous. The additional information and any amendments are to be referred to a future Panel for determination.



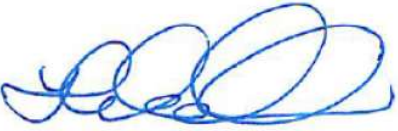

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The Panel notes that submitted elevations and sections fail to represent the proposal's form, materiality, streetscape and interface with adjoining properties. It is therefore very difficult to discern what commitments are being made in terms of scale, character and design quality.

New sections and elevations are therefore required that extend beyond the property boundaries, with clearly drawn and annotated built form elements (such as roofing, fascias, eaves, cappings, downpipes, etc.), materials (including specific building materials, finishes, junctions, jointing etc) and contextual elements (including existing and proposed trees, boundary walls and fences, landscape features, adjoining built form etc). The revised elevations and sections must clearly express precise heights and reduced levels of adjoining gardens and built form as well as the proposed new dwelling and associated gardens.
- Given the sensitivity of the site and extent of development proposed, it is strongly recommended that accurate 3D views are prepared by a skilled design consultant, so as to demonstrate how the built form and courtyards are housed on the site, how boundary conditions are resolved and how discrete roof forms and courtyards achieve an appropriate response to the site's form and landscape features. The views should be taken from a number of key locations, chosen for their impact on public amenity.
- Further review of the proposed stormwater design reveals that the proposal is likely to result in an increase in volume of stormwater runoff affecting downslope properties. This has not been adequately addressed by the applicant.

- Prior to determination, a report from a qualified engineer experienced in hydraulic and hydrologic design, which addresses the following matters, is to be submitted to Council for assessment.
 - a) Details of how the proposal satisfies in the objectives of Chapter E14 of Wollongong DCP 2009.*
 - b) Details how the proposed stormwater system satisfies the requirements of Section 9.3.12 "Absorption and Transpiration Disposal Systems" of Chapter E14 of Wollongong DCP 2009.*
 - c) Details how the proposed stormwater system satisfies the requirements of Section 9.3.9 "Discharge of Stormwater through Public Reserves" of Chapter E14 of Wollongong DCP 2009.*

PANEL MEMBERS	
 <p>Robert Montgomery (Chair)</p>	 <p>Brendan Randles</p>
 <p>Helena Miller</p>	 <p>Trish McBride (Community Representative)</p>

SCHEDULE 1		
1	DA NO.	DA-2021/136
2	PROPOSED DEVELOPMENT	Residential - Torrens title subdivision and construction of a dwelling house and pools
3	STREET ADDRESS	1A Norman Street, Mangerton
4	APPLICANT/OWNER	Ted Switaj
5	REASON FOR REFERRAL	Contentious development receiving in excess of 10 submissions
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 ○ Wollongong Local Environment Plan 2009 • Wollongong Section 94A Development Contributions Plan • Draft environmental planning instruments: None applicable to the proposal. • 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>: N/A • Coastal zone management plan: N/A • 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 26 October 2021 • Written submissions during public exhibition: 31 • Verbal submissions at the public meeting: six
8	SITE INSPECTIONS BY THE PANEL	Virtual Site inspection 26 October 2021. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Brendan Randles, Helena Miller, Trish McBride (Community Representative) ○ <u>Council assessment staff</u>: Nigel Lamb
9	COUNCIL RECOMMENDATION	Deferred commencement
10	DRAFT CONDITIONS	Attached to the council assessment report