

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	25 July 2018
PANEL MEMBERS	Robert Montgomery (Chair)), Sue Hobley, Glenn Falson, Edger du Bois (Community Representative)
DECLARATIONS OF INTEREST	Nil

Public meeting held at Wollongong City council function room, 41 Burelli Street, Wollongong on 25 July 2018 opened at 5:00pm and closed at 6:41pm.

MATTER DETERMINED

DA-2018/311 Lots 9, 10, 11 DP 5127 - 174-178 Corrimal Street WOLLONGONG (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel heard from residents Isa Bektasovski who raised issues regarding character, overshadowing and over-development. The Panel heard from the applicant, Angelo Di Martino, who commented that this is an area in transition and although there will be impacts, the proposed development is compliant with the height controls and the objectives of the zone.

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 7, and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1. At the suggestion of the Panel, the applicant agreed to provide a noise attenuation screen to the Corrimal Street frontage of the north-east community open space and to provide disabled parking provisions within the visitor's car park.

The Panel noted that the landscape plan presented was not a current edition and will therefore need to be amended to be consistent with the architectural plans and to ensure a functional communal open spaces with high amenity. It is noted that draft condition 28 requires a submission of a final landscape plan.

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 agrees with the officer's assessment report subject to the amended conditions.
- The amendments to the landscaping condition 28 are to ensure that suitable outdoor communal open space is provided for a development of this nature.
- The amendment to the car parking condition is to ensure that an accessible car parking space is available for visitors.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following additions and amendments to conditions:

- 28(a) The final landscape plan shall be consistent with the architectural plans.
- 28(b) The final landscape plan shall provide for a range of different functions within the different communal open space areas to serve the future occupants.
- 28(c) A noise reduction screen shall be installed between the community open space in the north-eastern corner and the substation.

- Condition 11 is amended as follows:

11 Tree Retention / Removal

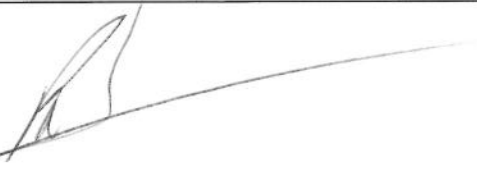



The developer shall retain the existing *Livistona australis* (Cabbage Tree Palm) indicated on the Landscape Concept Plan by Ochre Landscape Architects dated 12.12.17.

Any work to the tree must be carried out by a qualified arborist in accordance with Australian Standard AS4373-2007.

All tree protection measures are to be installed in accordance with Australian standard AS4790-2009 Protection of Trees on development Sites.

The developer shall transplant the existing *Livistona australis* (Cabbage Tree Palm) to an appropriate location on site by an experienced and qualified contractor. Should the project arborist advise that the Cabbage Tree Palm is not suitable for transplantation, an advanced replacement of the species shall be made.

- Condition 18 is amended to include the following sentence: One disability parking space shall be provided within the visitors parking area.

PANEL MEMBERS	
 Robert Montgomery (Chair)	 Susan Holey
 Glenn Falson	 Edger du Bois (Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2018/311
2	PROPOSED DEVELOPMENT	Residential – demolition of existing structures and construction of a residential flat building
3	STREET ADDRESS	174-178 Corrimal Street WOLLONGONG
4	APPLICANT/OWNER	ADM Architects/Jabbour Bros Investments P/L
5	REASON FOR REFERRAL	SEPP 65 applies and is more than 4 storeys
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy – Coastal Management 2018 ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ Wollongong Local Environment Plan 2009 • NSW Apartment Design Guide • Wollongong Section 94A Development Contributions Plan • Draft environmental planning instruments: N/A • Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 • Planning agreements: N/A • 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 25 July 2018 • Written submissions during public exhibition: 6 • Verbal submissions at the public meeting: one
8	SITE INSPECTIONS BY THE PANEL	Site inspection 25 July 2018. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Sue Hobley, Glenn Falson, Edger du Bois (community representative) ○ <u>Council assessment staff</u>: Mark Riordan, Pier Panozzo, Brad Harris
9	COUNCIL RECOMMENDATION	Approve subject to conditions
10	DRAFT CONDITIONS	Attached to the council assessment report