

ADVICE

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	27 April 2022
PANEL MEMBERS	Robert Montgomery (Chair), Alison McCabe, Scott Lee, Edger du Bois (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 27 April 2022 opened at 5:00pm and closed at 5:58pm.

MATTER

DA-2021/1282, Lot 28 DP 33926, 8 Bellebrae Avenue, Mount Ousley .

PUBLIC SUBMISSIONS

The Panel was addressed by three submitters.

The Panel also heard from the applicant's town planner.

PANEL CONSIDERATION AND ADVICE

The Panel is concerned that the proposal raises a number of issues which require resolution prior to further consideration. In particular, the following concerns are raised:

1. The rights and obligations of landowners in relation to the right of way from Foothills Road are not entirely clear. It is considered that the applicant should obtain legal advice to establish whether proposed lot 2 is entitled to rely on the right of way for access and whether or not the consent of the owners of Nos 2, 4 and 6 Bellebrae Avenue is required for the development application.
2. No information is provided as to how the proposed lot 2 will be serviced by public utility infrastructure as required by clause 7.1 (2) of Wollongong LEP 2009. Given that this lot will effectively be landlocked, it is considered that locations of proposed services easements and arrangements should be identified prior to determination of the application.
3. The plans lack detail and should provide clear information in relation to:
 - reduced levels for the ridgeline of the proposed dwelling,
 - the relationship between the existing and proposed dwellings in terms of levels, visual amenity impact and private open space is unclear,
 - how the existing dwelling will be converted to a single dwelling with clear details to ensure that ongoing compliance is achieved.
 - details of construction methodology, in particular access for construction vehicles and equipment.
 - provision within proposed lot 2 for vehicle turning.
4. Details of garbage collection and mailbox location. It became clear during discussion with the applicant's representative that this has not been resolved. In the circumstances, it is considered that this should be resolved prior to determination.
5. Given that the lot sizes are compliant with the Wollongong LEP, the proposal is not reliant on the existing dual occupancy clause. Accordingly, the application should be clear about the staging sequence of the development (ie building and subdivision), and conditions should reflect the staging.

Overall, the Panel advises that Council should not determine the development application (unless by refusal) until these fundamental details are resolved.

Voting:
Unanimous