

ADVICE

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF HEARING	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

DA-2014/547/B, Residential - alterations and additions - Modification B - new art studio and minor changes to layout and elevations, 13A Paterson Road, Coalcliff (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel heard from residents Richard Major for himself and on behalf of Jeniffer Dalmer, Joanne Reed, Michelle Massey, Renee Pederson and Kevin Brinsmead who raised issues regarding:

- Overdevelopment
- Character of Coalcliff
- Loss of privacy
- Overshadowing impacts
- Impact on views to ocean and escarpment
- Non-compliance with DCP
- The development is not substantially the same as currently approved.

The Panel heard from the applicant and representatives; Anne Trezise, John Morrissey and Ron Dyak, who addressed the matters raised by the submitters.

PANEL CONSIDERATION AND ADVICE

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.

The Panel acknowledges that there are a number of objections based on perceived view loss, privacy impacts and overshadowing. The surrounding residents are also concerned that the building is not in character with surrounding residences.

The Panel considers that the applicant has adequately demonstrated that the development is substantially the same as that previously approved, as required under Section 4.55 of the *Environmental Planning & Assessment Act, 1979*. The requested variations to the DCP Controls are considered reasonable.

The Panel unanimously supports the recommendation.