

ITEM 20

QUARTERLY REPORT ON DEVELOPMENT APPLICATIONS INVOLVING VARIATIONS TO DEVELOPMENT STANDARDS 1 APRIL 2017 TO 30 JUNE 2017

This regular quarterly report to Council identifies one (1) Development Application has been determined during the quarterly period 1 April to 30 June 2017, where a variation to a development standard was granted. The Department of Planning and Environment has been notified of the variation as part of Council's ongoing quarterly return requirements.

RECOMMENDATION

Council note the report.

REPORT AUTHORISATIONS

Report of: Andrew Heaven, Manager Development Assessment and Certification (Acting)
Authorised by: Andrew Carfield, Director Planning and Environment - Future City and Neighbourhoods

ATTACHMENTS

- 1 Quarterly Report on Development Applications Involving Variations to Development Standards 1 April 2017 to 30 June 2017

BACKGROUND

Development Applications involving variations to development standards may be made under clause 4.6 of Wollongong Local Environmental Plan 2009 (WLEP 2009). Relevant criteria is prescribed under clause 4.6 of WLEP 2009 for the assessment of variations to development standards.

Any variations approved are reported on a quarterly basis to Department of Planning and Environment (DP&E), in accordance with procedural guidelines. Council and DP&E may in turn consider the extent and nature of variations granted when reviewing relevant planning controls or instruments.

Wollongong City Council provides further transparency and oversight of applications seeking departures to development standard via:

- Independent Hearing and Assessment Panel (IHAP) peer review;
- Declaration of any variation during public exhibition; and
- Maintaining an ongoing public record of all variations approved.

QUARTERLY RESULT

During the last quarter (1 April 2017 to 30 June 2017) one (1) Development Application was approved which included a variation to a development standard. The variation related to the existing commercial building on the site which was subject to a two lot subdivision, excising the commercial building from the other lot. This resulted in a 1.29:1 FSR for the commercial building lot. No built change is proposed as part of the subdivision. The proposal was considered and supported by IHAP.

Attachment 1 provides for the information relating to the matter and forms the basis of the quarterly return for Department of Planning and Environment, which is now submitted.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 under the objective 1.6: *The sustainability of our urban environment is improved under the Community Goal We value and protect our environment Community Goal.*

It specifically addresses the Annual Plan 2016-17 Key Deliverables: *Development is functional, attractive and sympathetic with the environment and avoids unnecessary use of energy, water or other resources* which forms part of the Five Year Action: *Provide high quality development assessment and certification based on QBL principles* contained with the Revised Delivery Program 2012-2017.

Development Applications approved with variations to development standards for the quarterly period between 1 April 2017 and 30 June 2017 (Reporting applications with a decision of 'Approved'/'Deferred Commencement')

Application	DA-2016/1408		
Lot	21 DP 879687	Zone	B7 Business Park
Address	5 Bridge Street, CONISTON NSW 2500		
Description	Subdivision - Torrens title - two (2) lots		
Decision	Approved	Decision Date	8 May 2017
Variations	Planning Instrument	WLEP 2009	Clause c4.4(2) Floor space ratio
	Justification of variation	IHAP considered the proposal on 24 April 2017 and supported the Council officer recommendation for approval. No built change proposed as part of the subdivision.	
	Extent of variation	0.5:1 FSR permitted. 1.29:1 outcome of one of two torrens title lots to be created. The 1.29:1 relates to existing commercial building on site which has been the street character for more than 30 years. No change to built form proposed.	
	Concurring Authority	Council under assumed concurrence	