

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	24 July 2019
PANEL MEMBERS	Alison McCabe (Chair), Helena Miller, Steven Layman, Bernard Hibbard (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 24 July 2019 opened at 5:00pm and closed at 6:21pm.

MATTER DETERMINED

DA-2018/1032, Lot B DP 157627, 18 Hopetoun Street, Woonona NSW 2517.

PUBLIC SUBMISSIONS

The Panel was addressed by four (4) submitters.

The Panel also heard from the applicant's Town Planner and Building Designer.

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 acknowledges that the applicant has undertaken a number of amendments in response to the Panel's previous consideration of this matter. However the Panel is not satisfied that the amendments have adequately addressed reasons numbered 1, 2 and 8.

As part of the Panels review it was apparent that the plans incorrectly showed the Jacaranda tree intended for removal. This is not supported by the Panel and requires redesign of the proposal. The Panel is of the view that the development has not yet adequately responded to the site constraints specifically in respect to the noncompliance to the minimum site width control.

The Panel recommends that the application be deferred to allow a further redesign that addresses the following matters:

1. Retention of the Jacaranda Tree in the rear yard. This will require the redesign of unit 3 and 4.
2. Improved presentation to the street which will require changes to window size and placement, colours and finishes.
3. Improvements in quality of materials and finishes and articulation throughout the development to reduce bulk and scale.
4. Breakup of the mass of unit 1 and 2 at least at the upper level. This will require a reduction in number of bedrooms or reduced bedroom sizes.
5. Reconsider the size of the living space when compared against the number of bedrooms. The bedroom numbers should be reduced to be more consistent with the size of the living spaces.
6. Increase the separation between the living area of units 1 and 2 and the driveway consistent with the landscaping requirements of WDCCP2009 Section 5.8.2.5(h).
7. Studies should be relocated to first floor or deleted to maximise living area.
8. The laundry and WC on the north elevation of unit 3 and 4 should be relocated away from the northern aspect.
9. Any upper level rumpus room should have access to light and ventilation.
10. Amendments that rectify mistakes on the plans such as ensuites not having doors etc.
11. Amended plans are to include:
 - Long section through the whole site showing existing and proposed ground levels;





- Site plans that shows the building layout at ground and first floor in relation to all boundaries to include setbacks;
- RL's on all floor plans.

12. Revised landscape plan and arborist report.

The Panel is of the view that any amendments should not result in additional floor space or encroachment to landscaped areas

On receipt of amended plans a further report be prepared and submitted to the Panel.

The decision was unanimous.

PANEL MEMBERS	
 <p>Alison McCabe (Chair)</p>	 <p>Helena Miller</p>
 <p>Steven Layman</p>	 <p>Bernard Hibbard (Community Representative)</p>

SCHEDULE 1		
1	DA NO.	DA-2018/1032
2	PROPOSED DEVELOPMENT	Residential – Demolition of existing dwelling and outbuildings and construction multi dwelling housing and Subdivision – strata title – four lots
3	STREET ADDRESS	18 Hopetoun Street, Woonona NSW 2517
4	APPLICANT	Applicant – MMJ – represented by Luke Rollinson
5	REASON FOR REFERRAL	Section 3 of Schedule 2 – LEP variation of greater than 10% for site width CI 7.14 of WLEP 2009
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 · Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 · 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 24 July 2019. · Written submissions during public exhibition: 6 · Verbal submissions at the public meeting: 4
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 24/07/2019 Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Alison McCabe (Chair), Helena Miller, Steven Layman, Bernard Hibbard (Community Representative) ○ <u>Council assessment staff</u>: John Wood, Jacob Williams, Maria Byrne
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report