

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

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| DATE OF DETERMINATION | 21 May 2020 |
| PANEL MEMBERS | Alison PMcCabe (Chair), Mark Carlon, Steve Layman, Trish McBride (Community Representative) |

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 21 May 2020 opened at 5:00pm and closed at 7:06pm.

MATTER DETERMINED

DA-2019/1081, Lot 12 DP 548409, 3 George Street, Berkeley (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

No submitters addressed the Panel.

The Panel also heard from the applicant's representatives.

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 determined to approve the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979* subject to the conditions in the report and amendment of condition 14 as follows:

1. The condition is to refer to the requirement for 8 trees.

The decision was unanimous

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The Panel was satisfied that the requirements of Clause 4.6(3) have been adequately addressed and that the Panel is satisfied that Clause 4.6(4)(a)(ii) are met in respect to the development standard relating to site width.
2. The proposal is generally consistent with the policy framework and as amended will be compatible with the surrounding development.
3. The proposed development as amended does not result in any unreasonable impacts on adjoining properties.

CONDITIONS

As per the report as amended above.

PANEL MEMBERS



Alison McCabe
(Chair)



Mark Carlon



Steve Layman



Trish McBride
(Community Representative)

| SCHEDULE 1 | | |
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| 1 | DA NO. | DA-2019/1081 |
| 2 | PROPOSED DEVELOPMENT | Demolition of existing dwelling and construction of multi dwelling housing comprising 4 townhouses |
| 3 | STREET ADDRESS | 3 George Street, BERKELEY |
| 4 | APPLICANT | Planzone Consulting |
| 5 | REASON FOR REFERRAL | Pursuant to clause 2.19(1) (a) of the Environmental Planning and Assessment Act 1979 and the Local Planning Panels Direction of 1 March 2018, as the application contravenes a development standard imposed by a planning instrument by more than 10%. |
| 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 · 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 21 May 2020 · Written submissions during public exhibition: One (1) · Verbal submissions at the public meeting: None |
| 8 | SITE INSPECTIONS BY THE PANEL | <p>Site inspection 21 May 2020. Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Alison McCabe (Chair), Steven Layman, Mark Carlon, Trish McBride (Community Representative) ○ <u>Council assessment staff</u>: Pier Panozzo (City Centre and Major Development Manager), Brad Harris (Development Project Officer) |
| 9 | COUNCIL RECOMMENDATION | Approve |
| 10 | DRAFT CONDITIONS | Attached to the council assessment report |