

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	6 October 2021
PANEL MEMBERS	Stephen Davies (Chair), Steven Layman, Glenn Falson, Tina Christy (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 6 October 2021 opened at 5:00pm and closed at 6:18pm.

MATTER DETERMINED

DA-2020/1255 - Lot B DP 421554, Lot C DP 421554, Lot 22 DP 535273, 63-73 Princes Highway, Dapto (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

No submitters addressed the Panel.

The Panel heard from the applicant and representative.

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 confirmation that the proposal complies with the maximum floor space ratio development standard.

The decision was unanimous

REASONS FOR THE DECISION

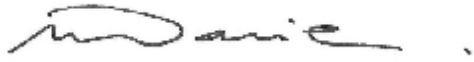
The reasons for the decision of the Panel were:

- The proposal complies with the maximum building height and floor space ratio (subject to confirmation) development standards for the land.
- The Panel considered the proposal to be a positive design and development outcome for the Dapto Town Centre.
- Subject to consent conditions, the proposal is not likely to lead to future land use conflicts with existing adjoining development.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS



Stephen Davies
(Chair)



Steven Layman



Glenn Falson



Tina Christy
(Community Representative)

SCHEDULE 1		
1	DA NO.	2020/1255
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of mixed use development (shop top housing)
3	STREET ADDRESS	63-73 Princes Highway, DAPTO NSW 2530
4	APPLICANT	MMJ Wollongong
5	REASON FOR REFERRAL	The proposal has been referred to the WLPP for determination pursuant to part 4(b) of Schedule 2 of the Local Planning Panels Direction, as State Environmental Planning Policy No 65 – Design Quality of Residential Apartment applies to the development and the development as proposed is 8 storeys in height.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> · Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy (Koala Habitat Protection) 2020 ○ Wollongong Local Environment Plan 2009 · NSW Apartment Design Guide · Wollongong City Wide Development Contributions Plan 2020 · Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 · Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: <ul style="list-style-type: none"> ○ Clause 92 – Additional matters that consent authority must consider · 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 6 October 2021 · Written submissions during public exhibition: Two (2) · Verbal submissions at the public meeting: Nil
8	SITE INSPECTIONS BY THE PANEL	Virtual Site inspection 6 October 2021. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Stephen Davies, Steven Layman, Glenn Falson, Tina Christy (Community Representative) ○ <u>Council assessment staff</u>: John Wood, Rod Thew
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report