

# DETERMINATION AND STATEMENT OF REASONS

## WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

<b>DATE OF DETERMINATION</b>	13 October 2020
<b>PANEL MEMBERS</b>	Alison McCabe (Chair), Mark Carlon, Brendan Randles, Trish McBride (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 13 October 2020 opened at 5:00pm and closed at 6.51pm.

### MATTER DETERMINED

DA-2019/1332, Lot 3 DP 336075, 101 Auburn Street, Wollongong (as described in detail in schedule 1).

### PUBLIC SUBMISSIONS

No one addressed the Panel for this matter.

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.

1. The Panel determined to defer the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979* for the following information:

Amended plans that:

- a. Clearly demonstrate the works proposed under this development application and those works applying to the approved Complying Development Certificate,
- b. Provide for lift access to the second floor without breaching the height standard,
- c. Include shower facilities for female staff,
- d. Include planting for two (2) canopy trees onsite.

2. That on receipt of amended plans addressing the above matters, a supplementary report be prepared for the Manager Development Assessment and Certification.

3. The determination of the matter be delegated pursuant to Section 2.20(8) of the Act to the Manager Development Assessment and Certification.

The decision was unanimous.

PANEL MEMBERS



Alison McCabe  
(Chair)



Mark Carlon



Brendan Randles



Trish McBride  
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2019/1332
2	PROPOSED DEVELOPMENT	Alterations and additions and use of premises as a light industry
3	STREET ADDRESS	101 Auburn Street Coniston
4	APPLICANT/OWNER	MMJ Wollongong
5	REASON FOR REFERRAL	Development which contravenes an environmental planning instrument development standard by more than 10% - Schedule 2(3) of the Local Planning Panels Direction of 30 June 2020
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy No 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy No 64—Advertising and Signage</li> <li>○ Wollongong Local Environment Plan 2009</li> </ul> </li> <li>• Wollongong City-Wide Development Contributions Plan 2019</li> <li>• Draft environmental planning instruments: None</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Wollongong Development Control Plan 2009</li> </ul> </li> <li>• Planning agreements: None</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: 92, 93, 94</li> <li>• Coastal zone management plan: None</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report dated 13 October 2020.</li> <li>• Written submissions during public exhibition: None</li> <li>• Verbal submissions at the public meeting: None</li> </ul>
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 13 October 2020. Attendees:</p> <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Alison McCabe (Chair), Mark Carlon, Brendan Randles, Trish McBride (Community Representative)</li> <li>○ <u>Council assessment staff</u>: Pier Panozzo, Anne Starr</li> </ul>
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report