

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	8 February 2022
PANEL MEMBERS	Stephen Davies (Chair), Alison McCabe, Mark Carlon, Trish McBride (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 8 February 2022 opened at 5:00pm and closed at 5:58pm.

MATTER DETERMINED

DA-2021/1310 - Lot 32 DP 22656, Lot 31 DP 22656, 14-16 Acacia Avenue, Gwynneville (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by two (2) submitters.

The Panel heard from the applicant.

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 defer the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The Panel noted the principal issues raised by submitters. The Panel is not satisfied that the proposal, in its current form, is suitable for the site, and appropriately responds to the streetscape and constraints of the site. The siting and layout of the building fails to provide an appropriate amenity for future residents. It is recognised that the site could reasonably be developed, subject to addressing the issues below with further information and amended plans.

The decision was unanimous

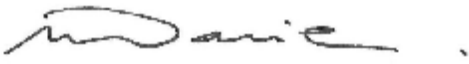



REASONS FOR THE DECISION

The Panel determined to defer the application for amended plans to address the following:

- Demonstrate that private open space and living areas achieve three hours of solar access. Sun eye diagrams will be required.
- Introduce landscaping along central driveway to provide relief to the extent of hard surface.
- The opening of the living rooms to the garden to provide additional amenity. Replace the highlight windows with full size windows and relocate the clothesline.
- To provide direct access to the laundry from within the dwelling, taking care to avoid toilet opening into the kitchen.
- To improve streetscape to include windows to the southern elevation
- Revised landscape plan that provides for canopy trees in the front setback and more usability for residents.
- Unit 5 layout should be reconfigured to improve outlook and opportunity of living spaces to orientate towards a garden setting.
- Review the northern elevation to provide better design articulation possibly through introduction of windows or other treatment.
- In respect to Unit 1, demonstrate compliance with adaptability requirements without the need for a lift, this will require a re-design of the layout likely to require location of a bathroom on the ground floor and a room capable of adaptation to a bedroom.

These changes might result in a reduction in yield.

The Panel requires the above information to be provided to Council within twenty-one (21) days. On receipt of the amended plans, Council to provide a supplementary report to the Panel for determination.

PANEL MEMBERS	
 Stephen Davies (Chair)	 Alison McCabe
 Mark Carlon	 Trish McBride (Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2021/1310
2	PROPOSED DEVELOPMENT	Residential - multi dwelling housing and Subdivision - Strata title - eight (8) lots
3	STREET ADDRESS	14-16 Acacia Avenue, Gywnneville
4	APPLICANT	10Star Living
5	REASON FOR REFERRAL	Pursuant to part 2(b) of Schedule 2 of the Local Planning Panels Direction as the application is the subject of 10 or more unique submissions by way of objection.
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 – Affordable Rental Housing 2009 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ Wollongong Local Environment Plan 2009 · Wollongong Section 94A Development Contributions Plan · Draft environmental planning instruments: <ul style="list-style-type: none"> ○ Draft Remediation of Land SEPP ○ Draft Environment SEPP ○ Draft Design and Place SEPP ○ Draft Housing SEPP · Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 · Planning agreements: 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 8 February 2022 · Written submissions during public exhibition: 12 · Verbal submissions at the public meeting: two(2)
8	SITE INSPECTIONS BY THE PANEL	Virtual Site inspection 8 February 2022. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Stephen Davies (Chair), Alison McCabe, Mark Carlon, Trish McBride (Community Representative) ○ <u>Council assessment staff</u>: Brad Harris
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report