

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	6 March 2019
PANEL MEMBERS	Robert Montgomery (Chair), Sue Hobley, Glenn Falson, Andrew Knowlson (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 6 March 2019 opened at 5:00pm and closed at 5:15pm.

MATTER DETERMINED

DA-2018/1275 - Lot 1 SP 89977, 1/21 Cemetery Road, Helensburgh (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

No one addressed the Panel.

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*.

The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The applicant's written request satisfies the requirements Clause 4.6 of Wollongong LEP 2009.
- The Panel considers that the requested exception to the maximum floor space ratio is well-founded and is reasonable in the circumstances.
- The Panel notes that the proposed additional floor space is contained within the existing industrial building and therefore has no external impacts.

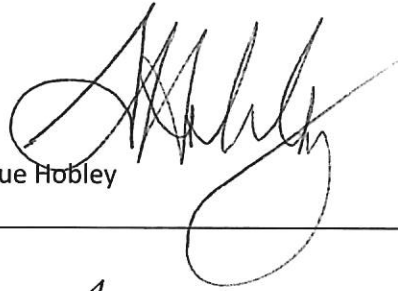
CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with no amendments.

PANEL MEMBERS



Robert Montgomery
(Chair)



Sue Hoblely



Glenn Falson



Andrew Knowlson
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2018/1275
2	PROPOSED DEVELOPMENT	Use of Unit 1 as self storage and construction of mezzanine level
3	STREET ADDRESS	1/21 Cemetery Road, Helensburgh
4	APPLICANT	Excelsa Build
5	REASON FOR REFERRAL	The proposal has been referred to the WLPP for determination pursuant to part 3 of Schedule 2 of the Local Planning Panels Direction, as the Development contravenes a development standard (Maximum Floor Space Ratio) imposed by an environmental 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 (Housing for Seniors or People with a Disability) 2004 ○ Wollongong Local Environment Plan 2009 · Wollongong City-Wide Development Contributions Plan 2018 · 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 · 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 March 2019 Written submissions during public exhibition: nil <ul style="list-style-type: none"> · Verbal submissions at the public meeting: nil
8	SITE INSPECTIONS BY THE PANEL	Not required
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report