

# DETERMINATION AND STATEMENT OF REASONS

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

<b>DATE OF DETERMINATION</b>	20 March 2019
<b>PANEL MEMBERS</b>	Sue Francis (Chair), Helena Miller, Robert Montgomery, Bernard Hibbard (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 20 March 2019 opened at 5:00pm and closed at 7:10pm

### MATTER DETERMINED

DA-2018/1032 - Lot B DP 157627 18 Hopetoun Street, Woonona NSW 2517 and Lot 13 DP 6454 93 Farrell Road, Bulli NSW 2516 (as described in detail in schedule 1).

### PUBLIC SUBMISSIONS

The Panel was addressed by three submitters.

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 defer 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 Panel considered that the 3 and 4 bedroom size of the proposed units results in parking and living space demands on the site which are not met by the proposal.

Specifically, the visitor parking and manoeuvring of vehicles is unsatisfactory. The living areas will not allow the future 4 – 8 residents of each dwelling reasonable amenity.

The bulk and scale of the proposal which presents with no breaks in the built form results in unacceptable visual mass. This is all exacerbated by the narrow width of the front half of the site.

As proposed, the Panel considers the proposal to be an overdevelopment of the site and the clause 4.6 request has not demonstrated the requested exception is in the public interest. However, the Panel is willing to defer the proposal to seek amended plans which:

1. Provide breaks in the built form at the first floor to reduce visual mass;
2. Reduce the number of dwellings or the size of dwellings to provide appropriate living amenity for future residents
3. In reducing dwelling numbers or dwelling sizes, the parking demands for the site will reduce;
4. All parking requirements including the visitor parking must allow for a vehicle to enter and leave in a forward direction
5. Comply with the landscape setback and width requirements;
6. Change the proposed planting on the east and west boundaries to Lili-Pilli or similar;
7. It shall be demonstrated that all private open space areas meet Council's requirements;
8. A revised Cl 4.6 variation shall be prepared and submitted

PANEL MEMBERS



Sue Francis  
(Chair)



Helena Miller



Robert Montgomery



Bernard Hibbard  
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2018/1032
2	PROPOSED DEVELOPMENT	Residential - Demolition of existing dwelling and outbuildings and construction multi dwelling housing and Subdivision - strata title - five lots
3	STREET ADDRESS	18 Hopetoun Street, Woonona NSW 2517 93 Farrell Road, Bulli NSW 2516
4	APPLICANT/OWNER	MMJ Wollongong (Luke Rollinson)
5	REASON FOR REFERRAL	The proposal has been referred to the Wollongong Local Planning Panel for determination pursuant to Section 3 of Schedule 2 of the Local Planning Panels Direction of 1 March 2018, as the application involves a variation of Clause 7.14 of Wollongong Local Environmental Plan 2009 the site width by greater than 10%.
6	RELEVANT MANDATORY CONSIDERATIONS	<p>9. Environmental planning instruments:</p> <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</li> <li>○ Wollongong Local Environment Plan 2009</li> </ul> <p>10. Wollongong City Wide Development Contributions Plan 2018</p> <p>11. Draft environmental planning instruments: nil</p> <p>12. Development control plans:</p> <ul style="list-style-type: none"> <li>○ Wollongong Development Control Plan 2009</li> </ul> <p>13. Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> - demolition</p> <p>14. The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</p> <p>15. The suitability of the site for the development</p> <p>16. Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</p> <p>17. The public interest, including the principles of ecologically sustainable development</p>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>● Council assessment report dated 20 March 2019</li> <li>● Written submissions during public exhibition: two (2)</li> <li>● Verbal submissions at the public meeting: 3</li> </ul>
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 20 March 2019. Attendees:</p> <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Sue Francis (Chair), Helena Miller, Robert Montgomery, Bernard Hibbard (Community Representative)</li> <li>○ <u>Council assessment staff</u>: John Wood, Maria Byrnes, Jacob Williams</li> </ul>
9	COUNCIL RECOMMENDATION	Deferred
10	DRAFT CONDITIONS	Attached to the council assessment report