

## ADVICE

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

<b>DATE OF MEETING</b>	14 November 2019
<b>PANEL MEMBERS</b>	Robert Montgomery, Helena Miller, Brendan Randles and Tina Christy

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 14 November 2019 opened at 5:00pm and closed at 7.02pm.

#### MATTER

RD-2019/156/A, Lot 17 DP 5961, 7 George Street, Thirroul NSW 2515.

#### PUBLIC SUBMISSIONS

The Panel was addressed by one (1) submitter.

The Panel also heard from the owner and his representatives.

#### PANEL CONSIDERATION AND ADVICE

The Panel agrees with the Officer's assessment and recommendation for refusal, however the Panel is of the view that an acceptable dual occupancy development could be achieved in a fresh development application which addresses the following:

- Improved internal amenity and solar access to living areas through a redesign of the proposal.
- A design which is more responsive to the established character of the locality including established setbacks, landscape frontages, materials and finishes, roof forms and architectural elements such as window types, balconies and screening.
- Landscaping should be designed to soften the visual impact of the development and to provide an adequate deep soil zone. The design and plantings should be suitable for the local context and informed by visual amenity and existing gardens and plant species which contribute to the established streetscape.

It is recommended that the application be refused for the reasons contained within the Officer's report.

Voting: 4/0