

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	5 May 2022
PANEL MEMBERS	Stephen Davies (Chair), Alison McCabe, Trish McBride (Community Representative)

Transaction of business outside of meetings pursuant to Clause 26 of Schedule 2 of the *Environmental Planning and Assessment Act, 1979*.

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).

On 8 February 2022 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*. This matter is re-submitted for electronic determination as per previous Panel recommendations.

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 panel notes that this development relies on a lift for the adaptable unit. The Panel considers this a poor approach to providing for an accessible unit. This approach and the expense associated with it limits the ability to 'Age in Place'. It is recommended that Council review its policy for the provision of accessible units and appropriate mechanisms

The decision was unanimous

REASONS FOR THE DECISION

- The proposed development is generally consistent with the objectives of the zone and the design of the development is appropriate regarding the controls relating to multi dwelling housing contained in WDCP 2009.
- The Panel considers that the proposed development does not result in unreasonable impacts.

PANEL MEMBERS	
 Stephen Davies (Chair)	 Alison McCabe
	 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, Gwynneville
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 (Resilience and Hazards) 2021. ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ Wollongong Local Environment Plan 2009 • Wollongong Section 94A Development Contributions Plan • Draft environmental planning instruments: N/A • 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 addendum report dated 5 May 2022
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, Trish McBride (Community Representative) ○ <u>Council assessment staff</u>: Brad Harris
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report