

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	17 October 2018
PANEL MEMBERS	Sue Francis (Chair), Alison McCabe, Scott Lee and Peter Sarlos (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 17 October 2018 opened at 5:00pm and closed at 6:15pm.

MATTER DETERMINED

DA-2018/689, Lot 1 DP 808427, and 580 Princes Highway Russell Vale (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by the applicant.

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 7, and the material presented at meetings 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 the advice that a clause 4.6 Exception to Development Standards is not required. It is also noted that a clause 4.6 has been submitted. For abundant caution should this not be correct the Panel has considered the submitted 4.6 and consider that there are sufficient planning grounds to support a variation to the control having regard to the context and character of the area.

The decision was unanimous.

REASONS FOR THE DECISION

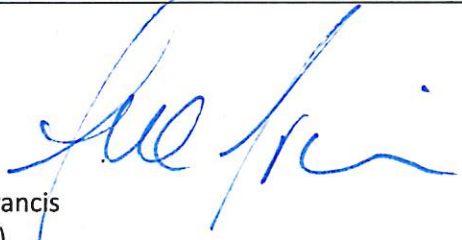
The reasons for the decision of the Panel were:

- The visual impact of the proposal was acceptable.
- The additional landscaping at ground level will mitigate potential impacts.
- The provision of shared telecommunication facilities in appropriate locations is in the broader public interest.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS



Sue Francis
(Chair)



Alison McCabe



Scott Lee



Peter Sarlos
(Community Representative)

SCHEDULE 1

1	DA NO.	2018/689
2	PROPOSED DEVELOPMENT	Telecommunications Facility - 25m monopole, six (6) panel antennas, equipment shelter and landscaping
3	STREET ADDRESS	580 Princes Highway Russell Vale
4	APPLICANT/OWNER	CPS Global Limited, Wollongong City Council
5	REASON FOR REFERRAL	Section 1(a) of Schedule 2 of the Local Planning Panels Direction of 1 March 2018, as Wollongong City Council is the owner of the land.
6	RELEVANT MANDATORY CONSIDERATIONS	<p>Environmental planning instruments:</p> <p><u>State Environmental Planning Policies:</u></p> <ul style="list-style-type: none"> • SEPP No. 55 – Remediation of Land • SEPP (Vegetation in Non-Rural Areas) 2017 • SEPP (Infrastructure) 2007 <p><u>Local Environmental Planning Policies:</u></p> <ul style="list-style-type: none"> • Wollongong Local Environmental Plan (WLEP) 2009 <p><u>Development Control Plans:</u></p> <ul style="list-style-type: none"> • Wollongong Development Control Plan 2009 <p><u>Other policies</u></p> <ul style="list-style-type: none"> • Wollongong City-Wide Development Contributions Plan 2018 • Generic Plan of Management for the Community Land of Wollongong City Council 2018 • 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 17 October 2018 • Written submissions during public exhibition: two, including a petition with 116 signatures • Verbal submissions at the public meeting: Nil
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 17 October 2018. Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members:</u> Sue Francis (Chair), Alison McCabe, Scott Lee and Peter Sarlos (Community Representative) ○ <u>Council assessment staff:</u> John Wood, Kristy Robinson
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report