

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	25 July 2018
PANEL MEMBERS	Robert Montgomery (Chair)), Sue Hobley, Glenn Falson, Edger du Bois (Community Representative)
DECLARATIONS OF INTEREST	Nil

Public meeting held at Wollongong City council function room, 41 Burelli Street, Wollongong on 25 July 2018 opened at 5:00pm and closed at 6:41pm.

MATTER DETERMINED

DA-2018/204, Lot 286 DP 9753 and Lot 1 DP 42803, 192 Lakeview Parade, Primbee.

PUBLIC SUBMISSIONS

The applicant and representatives attended the meeting, however, the Panel had no questions. There were no other submitters.

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 decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The Panel agrees with the officer's assessment.
- The request for the exception from the lot size development standard (pursuant to Clause 4.6 of WLEP) is considered reasonable in the circumstances.

Note: The Panel was advised that the zoning anomaly for part of the land is to be rectified in a forthcoming housekeeping LEP. This is encouraged by the Panel.

CONDITIONS

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

PANEL MEMBERS



Robert Montgomery
(Chair)



Susan Hobley



Glenn Falson



Edger du Bois
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2018/204
2	PROPOSED DEVELOPMENT	Subdivision - Torrens Title - Two (2) lots and demolition of existing garage
3	STREET ADDRESS	192 Lakeview Parade, Primbee
4	APPLICANT/OWNER	John Hatch, JMH Living Design
5	REASON FOR REFERRAL	Departure from development standard – Clause 4.1 of WLEP 2009.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP No. 55 - Remediation of Land ○ SEPP 71 - Coastal Protection ○ Wollongong Local Environmental Plan 2009 • Wollongong Section 94A Development Contributions Plan • Draft environmental planning instruments: <ul style="list-style-type: none"> • State Environmental Planning Policy (Coastal Management) 2018 • Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 • Planning agreements: None • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: CI 92 • The likely impacts of the development are acceptable • The site is considered suitable for the development • No submissions were made • The development is considered to be in the public interest
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report dated 25 July 2018 • Verbal submissions at the public meeting: 0
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 25 July 2018. Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Sue Hobley, Glenn Falson, Edger du Bois (community representative) ○ <u>Council assessment staff</u>: Mark Riordan, Pier Panozzo, Nigel Lamb
9	COUNCIL RECOMMENDATION	Conditional approval
10	DRAFT CONDITIONS	Attached to the council assessment report