

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	20 March 2019
PANEL MEMBERS	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-2018/1211 Lot 1 DP620055 11 Gipps Street, WOLLONGONG (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by three submitters.

The Panel also heard from the applicant's representative.

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 decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:-

The Panel generally agrees with the assessment report and the draft conditions of consent but considers that the southern balcony to units U4, U6, U8, U10 and U14 should be deleted as the balcony encroaches the separation distance between the rear boundary and as an extensive balcony is proposed for these units on the north-western corner of the building. Further, the masonry entry structure should be redesigned to reduce the scale and bulk as it presents to the street.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report subject to the following additional conditions:

Removal of balconies

The southern balcony to units U4, U6, U8, U10 and U14 shall be deleted.

Masonry Entry

The masonry entry structure should be redesigned to reduce the scale and bulk to reflect the residential streetscape. Details to be approved prior to the issue of the construction certificate.

PANEL MEMBERS



Sue Francis
(Chair)



Helena Miller



Robert Montgomery



Bernard Hibbard
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2018/1211
2	PROPOSED DEVELOPMENT	Residential – demolition of existing structures and construction of a residential flat building comprising 14 residential apartments over basement parking.
3	STREET ADDRESS	11 Gipps Street WOLLGONGONG
4	APPLICANT/OWNER	ADM Architects / Derwent Property P/L
5	REASON FOR REFERRAL	Under Schedule 2 of the Local Planning Panels Direction of March 1 2018, the development of a residential flat building 4 or more storeys in height is considered sensitive development.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ Wollongong Local Environment Plan 2009 • NSW Apartment Design Guide • 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 • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: N/A • Coastal zone management plan: 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 assessment report dated 20 March 2019 • Written submissions during public exhibition: Eight (8) • Verbal submissions at the public meeting: three
8	SITE INSPECTIONS BY THE PANEL	Site inspection 20 March 2019. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Sue Francis (Chair), Helena Miller, Robert Montgomery, Bernard Hibbard (Community Representative) ○ <u>Council assessment staff</u>: Brad Harris, Rebecca Welsh
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report