

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	22 June 2021
PANEL MEMBERS	Alison McCabe (Chair), Helena Miller, Steven Layman, Bernard Hibbard (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 22 June 2021 opened at 5:00pm and closed at 7:23pm.

MATTER DETERMINED

DA-2021/69 – Lot 15 DP 24874, Lot 25 DP 237812, 2-8 Highway Avenue, West Wollongong (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by four (4) submitters.

The Panel heard from the applicant's representatives.

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 raised a number of concerns regarding:

- Construction management
- Remediation strategy
- Proposed landscape outcomes
- Internal amenity and privacy impacts arising from elevated decks
- Separation between town houses
- Extent of building footprints
- Communal open space

The Panel noted that the principal issue raised by submitters related to traffic impacts – from construction and from the ongoing use.

Having regard to the above, the Panel is not satisfied that the proposal in its current form is suitable for the site, and appropriately responds to the character and constraints of the site.

It is recognised that the site could reasonably be developed, subject to addressing the above issues with further information and amended plans.

The Panel determined to defer the development application as described in Schedule 1 for the following information.





- 1 A detailed Construction Management Plan that includes, amongst other matters, general construction management measures, truck movements associated with construction and site remediation works, proposed staging of construction and the capacity of the site to accommodate construction parking and loading/unloading within the site.
- 2 Details of the final remediation strategy.

- 3 A landscape plan that is consistent with the architectural plans and that includes plantings of local species suited to location and intent.
- 4 Amended architectural plans that:
 - relocate the bin storage enclosures away from side boundaries and delete the bin enclosure in front of unit Y4;
 - relocate the rainwater tanks against a side boundary or underground – ie remove from the current location central to the principal private open space of units;
 - detail privacy mitigation measures between units;
 - redesign units X1 to X4 and Y1 to Y4 to achieve:
 - a reduction to 6 units resulting in a reduced building footprint in the unit block centrally location within the site;
 - additional landscape area on the southern edge of the central unit block (adjacent to the entry driveway) and at the northern end of each driveway;
 - provide for improved amenity and an increased size of the rear yards of central block units with improved landscaping which provides for a high level of privacy and amenity; and
 - a revised landscape strategy that addresses significant use of local species, their size and location in rear yards.

The Panel requires the above information to be provided to Council within twenty-one (21) days.

On receipt of the amended plans, Council to provide a supplementary report to the Panel for determination.

The decision was unanimous.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Helena Miller
 Steven Layman	 Bernard Hibbard (Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2021/69
2	PROPOSED DEVELOPMENT	Residential - construction of multi-unit housing and Subdivision - Strata title - 17 lots
3	STREET ADDRESS	Lot 15 DP 24874, Lot 25 DP 237812, 2-8 Highway Avenue, West Wollongong
4	APPLICANT	Kollaras Developments Pty Ltd
5	REASON FOR REFERRAL	The proposal has been referred to WLPP for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. The proposal is captured by Clause 2(b) of Schedule 2 of the Local Planning Panels Direction of 30 June 2020, having received over 10 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 (Infrastructure) 2007 ○ State Environmental Planning Policy No 55 – Remediation of Land ○ 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 assessment report dated 22 June 2021 · Written submissions during public exhibition: twelve (12) submissions · Verbal submissions at the public meeting: four (4)
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 22 June 2021. Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Alison McCabe (Chair), Helena Miller, Steven Layman, Bernard Hibbard (Community Representative) ○ <u>Council assessment staff</u>: Vanessa Davis
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the Council assessment report