

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	19 June 2019
PANEL MEMBERS	Sue Francis (Chair), Scott Lee, Mark Carlon, Peter Sarlos (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 19 June 2019 opened at 5:00pm and closed at 6:08pm.

MATTER DETERMINED

DA-2018/1545, Lot 18 DP 13365, 30 Hewitts Avenue, Thirroul (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by the adjoining neighbour and the applicant.

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 that the proposal complies with the relevant planning controls and is a form of development anticipated by the zone and controls.

The impact of the proposal has been satisfactorily assessed in the report with the impact of overshadowing minimised and acceptable. Likewise, the impact of one additional dwelling will not create any detrimental impact on traffic generation or safety.

CONDITIONS

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

PANEL MEMBERS



Sue Francis
(Chair)



Scott Lee



Mark Carlon



Peter Sarlos
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2018/1545
2	PROPOSED DEVELOPMENT	Residential - demolition of existing structures, tree removal, construction of dual occupancy and Subdivision - Torrens title - two (2) lots
3	STREET ADDRESS	30 Hewitts Avenue, THIRROUL NSW 2515
4	APPLICANT/OWNER	Mr John Ashton Rowland and Mr Michael Patrick O'Neil
5	REASON FOR REFERRAL	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 (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 · Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 · 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 19 June 2019 · Written submissions during public exhibition: 26 · Verbal submissions at the public meeting: One
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 19 June 2019. Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Sue Francis, Scott Lee, Mark Carlon, Peter Sarlos (Community Representative) ○ <u>Council assessment staff</u>: John Wood, Brigit Mathai
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report