

DETERMINATION AND STATEMENT OF REASONS
WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	20 February 2020
PANEL MEMBERS	Robert Montgomery (Chair), Sue Hobley, Mark Carlon, Edger du Bois (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 20 February 2020 opened at 5:00pm and closed at 6.04pm.

MATTER DETERMINED

DA-2019/1176 – Lot 34 DP 35806, 2 Collins Avenue, Woonona (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

There were no public submissions.

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 agrees with the Officer’s assessment and recommendation.

CONDITIONS

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

PANEL MEMBERS	
 Robert Montgomery (Chair)	 Sue Hobley
 Mark Carlon	 Edger du Bois (Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2019/1176
2	PROPOSED DEVELOPMENT	Residential – demolition of existing garage, construction of new garage, garage addition, and conversion of garage addition to secondary dwelling – phased development
3	STREET ADDRESS	2 Collins Avenue, Woonona.
4	APPLICANT	Mr Corey Robinson
5	REASON FOR REFERRAL	Under Schedule 2 of the Local Planning Panels Direction of 1 March 2018, the proposal is captured by Clause 1(c) as the owner is a member of Council staff who is principally involved in the exercise of Council's functions under the <i>Environmental Planning and Assessment Act 1979</i> .
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 – Affordable Rental Housing 2009 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ Wollongong Local Environment Plan 2009 · Wollongong Section 94A Development Contributions Plan · Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 · Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Clause 94 Consent authority may require buildings to be upgraded · Coastal zone management plan: Clause 11 Development on land in proximity to coastal wetlands or littoral rainforest · 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 February 2020 · Written submissions during public exhibition: Nil · Verbal submissions at the public meeting: Nil
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 20 February 2020. Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Sue Hoblely, Mark Carlon, Edger du Bois (Community Representative) ○ <u>Council assessment staff</u>: Cathryn Bell, Pier Panozzo
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report