

ADVICE

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	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

DA-2019/1155 – Lot 21 DP 1019031, 31 Olympic Boulevard, Port Kembla.

PUBLIC SUBMISSIONS

The Panel was addressed by two submitters.

The Panel also heard from the applicant, the owner and Town Planner.

PANEL CONSIDERATION AND ADVICE

The Panel acknowledges that the development is compliant with the numerical floor space ratio and height limit standards contained within WLEP2009. However, it is considered that there is a number of matters which have not been adequately addressed by the applicant, which should be resolved prior to Council determining the application;

1. The view analysis provided is incomplete in that there is not sufficient evidence to support the claim that the view loss to number 29 Olympic Boulevard will be reasonable
2. The application contains insufficient detail in relation to excavation, fill and retaining walls near boundaries
3. The northern wall of dwelling one lacks articulation and generous fenestration, which presents a poor visual appearance to the north
4. Inappropriate location and species selection of proposed landscaping

It is therefore recommended that Council request the applicant to respond to the above matters prior to determination. In this regard the following is suggested;

- 1 A detailed analysis of view impact from the adjoining property to the north including the erection of surveyed height poles, photographs with survey data and showing consideration of design options which may include some or all of the following;
 - Increasing the front setback
 - Removing the solid screen from the northern end of the front balcony to dwelling one
 - Cutting back the front balcony and / or northwest corner of dwelling one and increasing articulation of the northern and / or western elevation of dwelling one
 - Increasing the northern boundary setback
- 2 A detailed excavation and filling plan including volumes, details and dimensions of retaining walls and cross sections through the proposed buildings that detail the proposed relationship of the buildings to the finished ground level. This information should be supported by an appropriately qualified engineer.
- 3 A revised landscaping plan which specifies species selected from Council's preferred list of species for the locality, and taking into account the site is in a coastal protection zone and the potential view impact.

Note: The Panel suggested to the applicant that they liaise with the owners of the adjoining dwelling at 29 Olympic Boulevard

Voting: 4/0