

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	22 May 2019
PANEL MEMBERS	Alison McCabe (Chair), Larissa Ozog, Brendan Randles, Trish McBride (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 22 May 2019 opened at 5:00pm and closed at 7:45pm.

MATTER DETERMINED

DA-2018/1231, Lot 3, DP 1136814, Reserve D580060, Stuart Park, George Hanley Drive, NORTH WOLLONGONG NSW 2500 (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by two submitters.

The Panel also heard from the applicant and its 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 determined to defer the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979* for the following reasons:.

- 1 Detailed plans to demonstrate compliance with Conditions 10 and 11.
- 2 East facing balcony to be reduced in size so as to remove the portion in front of the 1936 heritage item with the form of balcony to be resolved in a manner responsive to 1936 item.
- 3 The eastern 1936 façade to incorporate its original fenestration.
- 4 The material of the east facing first floor balustrade generally is to be re-considered in order to create stronger continuity with the 1936 portion of the building. Consider using solid balustrade with simple top rail.

The Panel delegates determination of the application to the Manager Development Assessment and Certification following Council's satisfaction of the above matters.

The decision was unanimous

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- To ensure the heritage significance of the 1936 portion of the building is suitably addressed.
- To appropriately respond to the heritage character of the precinct.

PANEL MEMBERS



Alison McCabe
(Chair)



Larissa Ozog



Brendan Randles



Trish McBride
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2018/1231
2	PROPOSED DEVELOPMENT	Internal and external alterations and additions to North Wollongong Surf Lifesaving Club
3	STREET ADDRESS	Lot 3, DP 1136814, Reserve D580060, Stuart Park, George Hanley Drive, NORTH WOLLONGONG NSW 2500
4	APPLICANT/OWNER	Borst & Co Architecture (applicant) The State of New South Wales C/- Wollongong City Council (owner)
5	REASON FOR REFERRAL	The proposal has been referred to LPP for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Clause 1(a) of Schedule 2 of the Local Planning Panels Direction of 1 March 2018, the development is on Crown land but under the care and control of Council.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> · Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Coastal Management) 2018 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy No 64—Advertising and Signage ○ Wollongong Local Environment Plan 2009 · Wollongong City Wide Development Contributions Plan 2018 · Draft environmental planning instruments: None · Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 · Planning agreements: None · Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: S92 and S94 · Coastal zone management plan: Wollongong Coastal Zone Management Plan (WCZMP) - Management Study and Implementation Action Plan · 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 May 2019 · Written submissions during public exhibition: two (2) · Verbal submissions at the public meeting: two (2)
8	SITE INSPECTIONS BY THE PANEL	Site inspection 22 May 2019. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Alison McCabe (Chair), Larissa Ozog, Brendan Randles, Trish McBride (Community Representative) ○ <u>Council assessment staff</u>: Pier Panozzo, Rebecca Welsh
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report