

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	11 February 2020
PANEL MEMBERS	Robert Montgomery (Chair), Steve Layman, Scott Lee and Tina Christy (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 11 February 2020 opened at 5:00pm and closed at 5.22pm.

MATTER DETERMINED

DA-2019/1157, Lot 1141 DP 870480, Caldwell Ave Reserve, 85 Meadow Street, Tarrawanna NSW 2518 (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

There were no submissions from members of the public. The applicant attended the meeting.

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 7, 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 is satisfied that the Applicant has established the existence of the lawful existing use and therefore the application may be determined on the merits of the proposal.
- The Panel agrees with the Officer's report and recommendation.

CONDITIONS

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

PANEL MEMBERS	
 Robert Montgomery (Chair)	 Steve Layman
 Scott Lee	 Tina Christy (Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2019/1157
2	PROPOSED DEVELOPMENT	Alterations and additions to existing Salvation Army church
3	STREET ADDRESS	Caldwell Ave Reserve, 85 Meadow Street, Tarrawanna NSW 2518
4	APPLICANT	Salvation Army Tarrawanna C/- Oasis Building Design Pty Ltd
5	REASON FOR REFERRAL	The proposal has been referred to Local Planning Panel for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979 and Schedule 2(1)(a) of the Local Planning Panels Direction of 1 March 2018. The land owner is Council.
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 ○ Wollongong Local Environment Plan 2009 • Wollongong City Wide Development Contributions Plan 2018 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Clauses 41-44 (Existing uses), Clause 92 (Demolition), Clause 94 (Building upgrade) • 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 11 February 2020 • Written submissions during public exhibition: Nil • Verbal submissions at the public meeting: Nil
8	SITE INSPECTIONS BY THE PANEL	Site inspection 11 February 2020 Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Steve Layman, Scott Lee, Tina Christy (community representative) ○ <u>Council assessment staff</u>: Rebecca Welsh, Pier Panozzo
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report