

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	7 December 2021
PANEL MEMBERS	Robert Montgomery (Chair), Larissa Ozog, Sue Hobley, Edger du Bois (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 7 December 2021 opened at 5:00pm and closed at 6:46pm.

MATTER DETERMINED

DA-20201/103 – Lot 16 DP 5998, 603 Lawrence Hargrave Drive, Wombarra (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by one (1) submitter.

The Panel heard from the applicants and representative.

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 applicant has satisfactorily addressed the matters raised by the previous Panel decision.
- In response to the submitter's concern, the Panel notes that Council's Traffic Officer has reviewed the swept path analysis and is satisfied that the B99 vehicle can manoeuvre within the existing easement.
- The Panel concurs with the officer's assessment and recommendation.

CONDITIONS

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

- Condition 14 is amended to read: "The development shall make provision for four (4) car parking spaces, which must be identified on the Construction Certificate plans. The approved spaces shall be maintained at all times to the satisfaction of Council."
- Condition 19 is amended by adding: "Given the site's location within a mapped littoral rainforest zone, species of amenity plantings should be selected from this ecological community."

PANEL MEMBERS



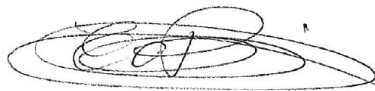
Robert Montgomery
(Chair)



Larissa Ozog



Sue Hobley



Edger du Bois
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2021/103
2	PROPOSED DEVELOPMENT	Designated Development - Residential - demolition of dwelling house and construction of new dwelling house and swimming pool
3	STREET ADDRESS	603 Lawrence Hargrave Drive Wombarra
4	APPLICANT	Gyles Deacon
5	REASON FOR REFERRAL	<ul style="list-style-type: none"> Under Schedule 2 of the Local Planning Panels Direction of 1 March 2018, the proposal is contentious development as it subject to more than ten (10) unique submissions by way of objection, and Under Schedule 2 Clause 4 (a) of the Local Planning Panels Direction, the proposal is Designated Development as the works are located within the mapped Littoral Rainforest Area pursuant to the SEPP (Coastal Management) 2018.
6	RELEVANT MANDATORY CONSIDERATIONS	<p>The following planning controls apply to the proposal:</p> <ul style="list-style-type: none"> Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulations 2000 <p>State Environmental Planning Policies:</p> <ul style="list-style-type: none"> State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (BASIX) 2004 State Environmental Planning Policy (Coastal Management) 2018 State Environmental Planning Policy (Infrastructure) 2007 <p>Local Environmental Planning Policies:</p> <ul style="list-style-type: none"> Wollongong Local Environmental Plan (WLEP) 2009 <p>Development Control Plans:</p> <ul style="list-style-type: none"> Wollongong Development Control Plan (WDCP) 2009 <p>Other policies</p> <ul style="list-style-type: none"> Wollongong City-Wide Development Contributions Plan 2020 (section 7.12 of EP&A Act 1979) Wollongong Community Participation Plan 2019 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"> Previous Council assessment report WLPP 6 October 2021 Previous WLPP recommendations 6 October 2021 Addendum Report dated 7 December 2021 Written submissions during public exhibition: 3 objections and 2 letters in support Verbal submissions at the public meeting: (1) one
8	SITE INSPECTIONS BY THE PANEL	<p>Virtual site inspection 7 December 2021. Attendees:</p> <ul style="list-style-type: none"> Panel members: Robert Montgomery (Chair), Larissa Ozog, Sue Hobley, Edger du Bois (Community Representative) Council assessment staff: Kristy Robinson
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report

