

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

DATE OF DETERMINATION	1 May 2019
PANEL MEMBERS	Robert Montgomery (Chair), Steven Layman, Scott Lee, Edger du Bois (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 1 May 2019 opened at 5:00pm and closed at 6:21pm.

MATTER DETERMINED

DA-2018/1355 Lot 59 DP 21053 No. 1 Taronga Avenue, Mangerton (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by the owner of the property who offered to answer any questions from the Panel.

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 accepts the advice of Council’s Heritage officer.
- The Panel considers that it is sufficient to create a photographic record of the existing building in accordance with the Heritage Council Guidelines.
- The design of the proposed replacement dwelling is considered to be acceptable and appropriate.

CONDITIONS

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

PANEL MEMBERS	
 Robert Montgomery (Chair)	 Steven Layman
 Scott Lee	 Edger du Bois (Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2018/1355
2	PROPOSED DEVELOPMENT	Residential – demolition of existing dwelling and construction of new dwelling in an existing dual occupancy
3	STREET ADDRESS	1 Taronga Avenue MANGERTON
4	APPLICANT	Ms Suellen Jane Knight
5	REASON FOR REFERRAL	Demolition of a Heritage Item
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> · Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ Wollongong Local Environment Plan 2009 · Wollongong Section 94A Development Contributions Plan · Draft environmental planning instruments: N/A · Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 · Planning agreements: N/A · Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Clause 92(1)(b) – demolition of a building · 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 1 May 2019 · Written submissions during public exhibition: Nil · Verbal submissions at the public meeting: Nil
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 1 May 2019. Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Steven Layman, Scott Lee, Edger du Bois (Community Representative) ○ <u>Council assessment staff</u>: Pier Panozzo, Brad Harris
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report