

## DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

<b>DATE OF DETERMINATION</b>	8 April 2025
<b>PANEL MEMBERS</b>	Julie Savet Ward (Chair), Rachel Harrison (Expert), Michael Baker (Expert), Lewis Troman (Community Representative)

Public meeting held at Wollongong City Council, Level 10 Council Chambers, 41 Burelli Street, Wollongong on 8 April 2025 opened at 5:00pm and closed at 6:12pm.

### MATTER DETERMINED

DA-2024/721 – Lot 2 and Lot 3 DP 18332, 4-6 Blakett Street, North Wollongong (as described in detail in schedule 1).

### PUBLIC SUBMISSIONS

No submitters addressed the Panel.

The Panel heard from the applicant and their representatives.

### PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 7 and item 8 in Schedule 1; the material presented at the meeting; and the matters observed at the joint site inspection.

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 proposed development utilises the bonus height and floor space ratio provisions for affordable housing under Chapter 2 of State Environmental Planning Policy (Housing) 2021. The Panel considered that the impacts associated with the proposed additional levels are acceptable. The proposal is consistent with the applicable provisions relating to affordable housing.

The Panel considered that the built form integrates with both the approved development and existing and likely future built form context, and proposed variations are acceptable.

No submissions were received and there are no outstanding concerns. The proposal is in the public interest.

### CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with amendments to Condition 9C and 34.1 (Annexure A) to reflect the updated landscape plan and the updated stormwater plan as submitted with this development application.

PANEL MEMBERS



Julie Savet Ward  
(Chair)



Rachel Harrison  
(Expert)



Michael Baker  
(Expert)



Lewis Troman  
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2024/721
2	PROPOSED DEVELOPMENT	Residential Flat Building - Addition of two levels, one basement level and 4 affordable housing units
3	STREET ADDRESS	4-6 Blacket Street North Wollongong
4	APPLICANT/OWNER	ADM Architects / Paragon Illawarra Pty Ltd
5	REASON FOR REFERRAL	Clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under clause 2 (a) and 4 (b) of schedule 2 of the Local Planning Panels Direction of 6 May 2024, the application is development to which State Environmental Planning Policy (Housing) 2021 Chapter 4 (Design of residential apartment development) applies.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>○ State Environmental Planning Policy (Housing) 2021</li> <li>○ State Environmental Planning Policy (Sustainable Buildings) 2022</li> <li>○ Wollongong Local Environment Plan 2009</li> </ul> </li> <li>• NSW Apartment Design Guide</li> <li>• Wollongong Development Contributions Plan</li> <li>• Draft environmental planning instruments: N/A</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Wollongong Development Control Plan 2009</li> </ul> </li> <li>• Planning agreements: N/A</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: <ul style="list-style-type: none"> <li>○ N/A</li> </ul> </li> <li>• Coastal zone management plan: N/A</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report dated 8 April 2025</li> <li>• Written submissions during public exhibition: Nil</li> <li>• Verbal submissions at the public meeting: Nil</li> </ul>
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 8 April 2025. Attendees:</p> <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Julie Savet Ward (Chair), Rachel Harrison (Expert), Michael Baker (Expert), Lewis Troman (Community Representative)</li> <li>○ <u>Council assessment staff</u>: Nigel Lamb – Senior Development Project Officer</li> </ul>
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the Council assessment report