

## DETERMINATION AND STATEMENT OF REASONS

### WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	11 May 2021
PANEL MEMBERS	Sue Francis (Chair), Larissa Ozog, Mark Carlon, Trish McBride (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 11 May 2021 opened at 5:00pm and closed at 6.04pm.

#### MATTER DETERMINED

DA-2020/622 – Lots 102 and 103 DP 847615, Lots 102 and 103 Springhill Road, Wollongong (as described in detail in schedule 1).

#### PUBLIC SUBMISSIONS

The Panel was addressed by one (1) submitter.

The Panel heard from the applicant.

#### 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 accepted the recommendation of staff to approve the temporary use of the site for Major Events up to a maximum of 52 days in any 12-month period. In doing so the Panel acknowledges that the 52 days includes the 'bump in' and 'bump out' days for each unique event.
- However, the Panel notes the concern in relation to contamination identified in Site Management Plan – Greenhouse Park prepared by Coffey Environment Australia Pty Ltd dated 9 May 2017. Accordingly, the Panel will add an additional condition to minimise any risk

#### CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following additional condition:

- *"Too minimise any impact from site contamination no ground penetration is permitted as per the Coffey report dated 9 May 2017"*

PANEL MEMBERS



Sue Francis  
(Chair)



Larissa Ozog



Mark Carlon



Trish McBride  
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2020/622
2	PROPOSED DEVELOPMENT	Major event application for temporary events to a maximum of 52 days in any 12-month period
3	STREET ADDRESS	Greenhouse Park
4	APPLICANT/OWNER	Wollongong City Council
5	REASON FOR REFERRAL	Pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Schedule 2 of the Local Planning Panels Direction of 30 June 2020, as the applicant and landowner is Council.
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 (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy No 55 – Remediation of Land</li> <li>○ Wollongong Local Environment Plan 2009</li> </ul> </li> <li>· Wollongong Section 94A 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 2000</i>: N/A</li> <li>· Coastal zone management plan: Wollongong coastal zone management plan</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 11 May 2021</li> <li>· Written submissions during public exhibition: three</li> <li>· Verbal submissions at the public meeting: 1</li> </ul>
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 11 May 2021. Attendees:</p> <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Sue Francis (Chair, Larissa Ozog, Mark Carlon, Trish McBride (Community Representative)</li> <li>○ <u>Council assessment staff</u>: Brad Harris</li> </ul>
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report