

## ADVICE

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

DATE OF MEETING	20 November 2019
PANEL MEMBERS	Sue Francis (Chair), Scott Lee, Larissa Ozog, Peter Sarlos (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 20 November 2019 opened at 5:00pm and closed at 6:20pm.

#### MATTER

DA-2019/87 – Lot 1 DP 1093756, Port Kembla Golf Club, Windang Road, Primbee.

#### PUBLIC SUBMISSIONS

The Panel was addressed by a representative of the Golf Club.

The Panel also heard from the applicant.

#### PANEL CONSIDERATION AND ADVICE

The Panel considered that the application as submitted does not provide sufficient information for the Council to be satisfied as to the future impact of the proposal in respect of noise, parking demand, cumulative parking need, and visual impact to surrounding residential uses.

The Panel believes that the application would have been better sought as a Staged application under the Act with subsequent detailed DAs when end users are known. Alternatively, if the applicant chooses not to submit such an application the Council should ensure that it has sufficient detailed information of the end users so that it can condition:-

1. The maximum number of users of the kids facility, swim school, gym and fast food premises.
  2. That the maximum seat capacity of the food outlets be conditioned.
  3. Cumulative impact of parking demand and traffic generation and manoeuvrability.
  4. That the form, scale and detail of any acoustic wall is provided prior to any determination.
  5. That clarity as to the easements and responsibility for any repair is known so that conditions of consent can be certain.
  6. That the construction phasing is nominated by the applicant in sufficient detail so that the determination conditions can be drafted to relate specifically to each phase. In so doing, the applicant needs to be aware of the restrictions this may impose on the flexibility of construction and any variation will need the submission and consideration of Section 4.55 applications.
  7. Details of the evacuation across other private land.
  8. That standard contamination conditions are applied.
- The Panel would not recommend 24-hour operation of the site.
  - No illuminated signage is recommended.
  - The Council should check the capacity of the site zoning to utilise fit-outs as CDCs.
  - All the draft conditions should be revisited to respond to a more specifically detailed proposal.

Voting: 4/0