

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	23 May 2023
PANEL MEMBERS	Robert Montgomery (Chair), Steve Layman, Trish McBride (Community Representative)

Public meeting held at Wollongong City Council, Level 10 Council Chambers, 41 Burelli Street, Wollongong on 23 May 2023 opened at 5:00pm and closed at 5.48pm.

MATTER DETERMINED

DA-2022/1329, Lot 102 DP 624706, 17 Princes Highway Fairy Meadow (as described in detail in schedule 1).

Tina Christy declared a non-pecuniary interest in this item. She left the meeting for this item and took no part in the discussion or decision.

PUBLIC SUBMISSIONS

No public submissions were received for the Development Application.

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 agrees with the officer's report and recommendations.
- The applicant's representative submitted that a Construction Certificate may not be required subject to detailed engineering advice and requested amendments to a number of conditions to accommodate this. No specific information was provided to the Panel in relation to possible engineering certification and therefore the Panel is not in a position to amend the conditions.

CONDITIONS

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

PANEL MEMBERS



Robert Montgomery
(Chair)



Steve Layman



Trish McBride
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2022/1329
2	PROPOSED DEVELOPMENT	Shipping Container
3	STREET ADDRESS	Guest Park 17 Princes Highway Fairy Meadow
4	APPLICANT	Illawarra United Football Representative Football Club
5	REASON FOR REFERRAL	Development on Council owned land
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ Wollongong Local Environment Plan 2009 • Wollongong Development Contributions Plan • Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 • Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Local Government Act 1993 No 30 <ul style="list-style-type: none"> ○ Community Land Plan of Management for Council Owned Land (2022) <ul style="list-style-type: none"> ▪ Sportsgrounds and Sporting Facilities Strategy 2017-2021 • 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 15 of May 2023 • Verbal submissions at the public meeting: None
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 23 May 2023 Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Steve Layman, Trish McBride (Community Representative) ○ <u>Council assessment staff</u>: Pier Panozzo and Hayden Knobel
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report