

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	14 August 2019
PANEL MEMBERS	Robert Montgomery (Chair), Helena Miller, Scott Lee, Trish McBride (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 14 August 2019 opened at 5:05pm and closed at 6:33pm.

MATTER DETERMINED

DA-2019/137, Lot 360 DP 1214993, Bulli Bowling Club, Princes Highway, Bulli (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by five submitters.

The Panel also heard from the applicant's representative.

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 acknowledges that concerns were raised by the operators of the Bulli Showground in relation to possible clashing of events and markets between the subject site and the showground. However, the competition aspect of this concern is not a valid consideration under the *Environmental Planning and Assessment Act 1979*.
- The Panel agrees with the officer's assessment report and recommendation.

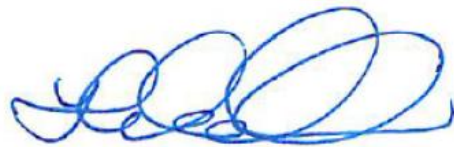
CONDITIONS

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

PANEL MEMBERS



Robert Montgomery
(Chair)



Helena Miller



Scott Lee



Trish McBride
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2019/137
2	PROPOSED DEVELOPMENT	Change of use - proposed community market on the old Bulli Bowling Club greens
3	STREET ADDRESS	Bulli Bowling Club, Princes Highway, BULLI NSW 2516
4	APPLICANT/OWNER	Bulli BC Pty Ltd
5	REASON FOR REFERRAL	The proposal has been referred to the WLPP for determination pursuant to part 2(b) of Schedule 2 of the Local Planning Panels Direction as the application is the subject of 10 or more unique submissions by way of objection.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> · Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No 55 – Remediation of Land ○ Wollongong Local Environment Plan 2009 · Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 · 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 14 August 2019 · Written submissions during public exhibition: 11 · Verbal submissions at the public meeting: five
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 14 August 2019. Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Helena Miller, Scott Lee, Trish McBride (Community Representative) ○ <u>Council assessment staff</u>: John Wood, Brigit Mathai
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report