

## DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

<b>DATE OF DETERMINATION</b>	9 April 2024
<b>PANEL MEMBERS</b>	Julie Savet Ward (Chair), Stuart McDonald, Rachel Harrison

Public meeting held at Wollongong City Council, Level 10 Council Chambers, 41 Burelli Street, Wollongong on 9 April 2024 opened at 5:00pm and closed at 7.35pm.

### MATTER DETERMINED

DA-2024/52 – Port Kembla Community Centre, Lot 14, Lot 15 and Lot 16 DP 5868, 191A Wentworth Street, Port Kembla (as described in detail in schedule 1).

### PUBLIC SUBMISSIONS

The Panel heard from the applicant and it's representatives.

### PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 7, 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 agreed with Council's Assessment Report and recommendation.
- The proposal is permissible in the zone, is compliant with the development standards of the Wollongong Local Environmental Plan (2009) and is considered appropriate with regard to the controls outlined in the Wollongong Development Control Plan (2009) .
- The alterations and additions to the community centre are modest and will provide for a contemporary facility to better serve community needs.
- There were no submissions during the public exhibition period or the Panel meeting.

### CONDITIONS

The development application was approved subject to the conditions in Council's Assessment Report with the addition of the following condition in relation to waste management, which is to be placed in the 'during construction' condition group:

#### Waste Management


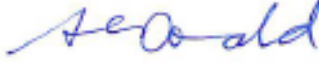

During construction: Waste management must be carried out in accordance with the environmental management plan and site waste minimisation plan listed in the approved plans and documents.

Reason: To ensure waste material is appropriately disposed or satisfactorily stored.

The following additional plan references are to be included in the list of approved plans and documents in condition 1:

- Landscape concept plan DWG NO. 7210/SK01 Issue 5 dated December 2023 by WCC Landscape Section

- Environmental Site Management Plan N0221283 ESM1A, N0221283 ESM2A, N0221283 ESM3A all dated 13/7/2023 by JN Responsive Engineering
- Site Waste Minimisation and Management Plan dated 20/10/23 by Sam Crawford.

PANEL MEMBERS	
 Julie Savet Ward (Chair)	 Stuart McDonald
 Rachel Harrison	

SCHEDULE 1		
1	DA NO.	DA-2024/52
2	PROPOSED DEVELOPMENT	Community facility – alterations and additions to existing hall building, landscaping and relocation of existing signage
3	STREET ADDRESS	191A Wentworth Street, Port Kembla
4	APPLICANT/OWNER	Wollongong Council
5	REASON FOR REFERRAL	Under Schedule 2 clause 1(a) of the Local Planning Panels Direction of 6 September 2023, the proposal relates to land where Council is the landowner.
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 (Industry and Employment) 2021</li> <li>○ Wollongong Local Environment Plan 2009</li> </ul> </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 Environmental Planning and Assessment Regulation 2021: Clause 61, 62, 64, 66A and Clause 78 of the EPAR (Development Certification and Fire Safety) Regulation 2021-Fire safety schedules</li> <li>• 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 9 April 2024</li> <li>• Written submissions during public exhibition: 0</li> <li>• Verbal submissions at the public meeting: None</li> </ul>
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 9 April 2024. Attendees:</p> <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Julie Savet Ward (Chair), Stuart McDonald, Rachel Harrison</li> <li>○ <u>Council assessment staff</u>: Vanessa Davis</li> </ul>
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report