

# Wollongong Local Planning Panel Assessment Report | 30 August 2022

<b>WLPP No.</b>	Item No.1
<b>DA No.</b>	<b>DA-2022/797</b>
<b>Proposal</b>	Use of site for camping with associated structures and amenities up to 42 times per year, in perpetuity
<b>Property</b>	J.J. Kelly Park 33 Swan Street WOLLONGONG NSW 2500
<b>Applicant</b>	Mr Toby Dawson
<b>Responsible Team</b>	Development Assessment and Certification - City Centre Major Development (MJ)
<b>Prior WLPP meeting</b>	<b>NA</b>

## ASSESSMENT REPORT AND RECOMMENDATION

### Executive Summary

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#### Reason for consideration by Local Planning Panel – Determination

The proposal has been referred to Local Planning Panel for determination 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 landowner is Council.

#### Proposal

The proposal is for the use of part of J.J. Kelly Park 33 Swan Street Wollongong for camping with associated structures and amenities up to 42 times per year, in perpetuity, for camping and associated amenities. The proposed use for camping will involve the erection/placement of temporary structures, such as tents and amenities blocks.

#### Permissibility

The site is zoned RE1 Public Recreation pursuant to Wollongong Local Environmental Plan 209. The proposal is categorised as camping grounds and is permissible in the zone with development consent.

#### Consultation

The proposal was notified in accordance with Council's Notification Policy and received 45 submissions of support.

#### Main Issues

- Time limitation of proposal
- Traffic management and use of certain car parking areas and driveways during certain periods

#### RECOMMENDATION

It is recommended that the application be approved subject to the imposition of conditions contained in Attachment 10.

## **1 APPLICATION OVERVIEW**

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### **1.1 PLANNING CONTROLS AND COMPLIANCE**

The following planning controls apply to the proposal:

State Environmental Planning Policies:

- SEPP (Resilience and Hazards) 2021
- SEPP (Transport and Infrastructure) 2021

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (LEP) 2009

Development Control Plans:

- Wollongong Development Control Plan (DCP) 2009

Other policies & Legislation

- Wollongong City Wide Development Contributions Plan
- Wollongong Community Participation Plan 2019
- Local Government Act 1993 No 30
  - Community Land Plan of Management for Council Owned Land (2022)
- Local Government (General) Regulation 2021
- Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021

### **1.2 DETAILED DESCRIPTION OF PROPOSAL**

The proposal comprises the use of part of J.J. Kelly Park for camping with associated structures and amenities for up to 42 times per year, in perpetuity, for camping and associated amenities. The proposed use for camping will involve the erection/placement of temporary structures, such as tents and amenities blocks. The catalyst for the proposal is the UCI Road World Championships and the desire expressed to provide accommodation on the site during the event (See Background section 1.3).

Location of temporary structures will be undertaken generally in accordance with the indicative site plan, refer to Attachment 4.

Specifically the development entails the following:

**CAMPING AREAS**

**Northern Car Park**

- 6 x RV Parking Spaces within northern car park
- 2 x skip bins (1 x general & 1 x recycling)
- Bike Storage
- 2 x Male and Female Accessible Amenities

**Northern Fields**

- Food Truck Operator area

**Camp Sites (1 & 2):**

- 20 x 2 person glamping tents

- 10 x 4 person glamping tents
- 6 x male & 6 x female shower blocks
- 6 x male & 6 x female toilets
- 5 x waste bins
- Allowance for service vehicles
- Separation from northern field by security fence

### **WOLLONGONG 2022: 2022 UCI ROAD WORLD CHAMPIONSHIPS**

The use of the site during the Wollongong 2022: 2022 UCI Road World Championships (UCI) race week Sunday 18 September until Sunday 25 September 2022 will provide for:

- Temporary camping (glamping) structures supplied by an external provider;
- Provision of temporary amenities, being demountable buildings containing bathroom facilities;
- Provision of food trucks;
- Race viewing live from site, as well as televised race viewing on scoreboard (ancillary to the use as a sports club and temporary camping ground);
- Parking at the Coniston Football Club grounds.

### **AMENDMENTS TO PROPOSAL**

The application was lodged seeking approval to operate as camping grounds, for 42 days per year, in perpetuity.

Following review of the 'Community Land Plan of Management for Council Owned Land' (2022) and consideration of referral commentary from Council's Community Land Management Officer and Council's Property and Recreation Officers it was determined that this arrangement in perpetuity was inappropriate. This was due to the need to maintain ongoing consistency with the Community Plan of Management for a 'Sportsground' and the primary use of the site for sporting activities. In addition, the impacts of an ongoing use of the site for camping were not adequately addressed in the application to properly consider the proposed activities in perpetuity.

It is recommended that the consent should be restricted to one (1) year. Following advice from Council's Property and Recreation Officers, additional limitations will be placed on timing of camping and use of certain car parking areas and driveways during certain periods, so to not compromise the use of the site as a Sportsground over this restricted period. Further, each incidence of camping will be required to be related to a sporting event and endorsed by Council's Property and Recreation Division.

See further discussion of the 'Community Land Plan of Management for Council Owned Land' (2022) at Section 2.9 of this report and Referral commentary at Section 1.5.

## **1.3 BACKGROUND**

### **UCI**

The applicant has provided the following information regarding the proposal's relationship to the UCI:

*"Wollongong will host the 2022 UCI Road World Championships between 18 – 25 September. The UCI Road World Championships are the largest annual road cycling Championships conducted by the UCI and are expected to attract over 1,000 cyclists to Wollongong.*

*Importantly for UCI 2022, The Vikings Oval is located adjacent to the track for the Mount Keira Loop –*

*Elite/Road Race and are in close proximity to the finish line for all cycling events.*

*Drawing on the site's location, amenities and opportunities, this application is to facilitate the use of Vikings Oval during the UCI event. The rugby season runs from March through to September, therefore providing an opportunity to utilise the space over summer months in a manner that will maintain the condition of the playing field."*

### **DEVELOPMENT HISTORY**

Aerial imagery and Council records indicate the site was developed as a sports field somewhere between 1961 and 1977. Prior to this, the land appears vacant. An existing watercourse which traverses the site has been redirected at some point during this period. The clubhouse and car park were constructed prior to 1986.

Notably, in 2021 the site was approved by the WLPP under DA-2020/620 for temporary use for the purposes of major event applications.

### **PRELODGEEMENT MEETING**

An informal prelodgement meeting was held with the applicant and several Council Officers on 3 June 2022. The prelodgement advice was based on the provision of accommodation during the UCI event. The applicant was advised to address the following matters in any ensuing development application:

- Noise Mitigation
- Waste Generation and Disposal
- Traffic Management
- Potential damage to Council assets and the objectives of any Council Plan of Management.
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Stormwater/Flooding
- Traffic Management Plan
- Public Transport
- Local Access for Residents and Businesses
- Waste Collection, Deliveries and Servicing
- Contaminated Land
- Building and Health
- Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021
- Food outlets
- Site Security

The application has satisfactorily addressed these matters to enable consideration for approval for a restricted period of one (1) year.

No formal pre-lodgement meeting was held for the proposal.

### **CUSTOMER SERVICE ACTIONS**

There are no outstanding customer service requests of relevance to the development.



## 1.4 SITE DESCRIPTION

The site is located at J.J. Kelly Park 33 Swan Street WOLLONGONG and the title reference is Lot 101 DP 847615.

J.J. Kelly park is situated south of the Wollongong City Centre and is bounded by Keira Street, Swan Street and Springhill Road. To the north of the site is land zoned R2 Low Density Residential and B6 Enterprise Corridor. To the east is land zoned R2 Low Density Residential and IN1 General Industrial and to the east and south of the site is land zoned RE1 Public Recreation and SP2 Infrastructure.

JJ Kelly Park is a large Council owned recreation area, comprising several playing fields, waterways, car parking areas, playground, signage, shipping containers, Sydney Water facility and various other buildings. The development specially relates to the eastern section of the park, known as Vikings Oval which is bound by The Gurungaty Waterway (borders the site running in a north to south direction along the western boundary) Springhill Road and Swan Street. This subject area contains two (2) storey clubhouse, car park and playing field. The proposal also utilises the public car park accessed from Springhill Road.

### Property constraints

Council records identify the land as being impacted by the following constraints:

- Fill: Filling has occurred on the greater JJ Kelly Park site.
- Contamination: Records Relating to Land concerning Contamination including reference to asbestos apply to the greater JJ Kelly Park site.
- Acid sulphate soils: Class 1, 3 and 5.
- Flooding: The site is identified as being located within a flood risk precinct under review.
- Easement: 6m wide easement for Sewerage runs along the northern edge of the site.

There are no restrictions on the title that would preclude the development.

## 1.5 SUBMISSIONS

The application was notified in accordance with Council's Community Participation Plan 2019. 45 submissions of support were received. Three (3) enquiries were received clarifying the detail of the proposal, however no objections were received.

## 1.6 CONSULTATION

### 1.6.1 INTERNAL CONSULTATION

Council's Stormwater, Traffic, Building, Recreation, Property, Health and Community Land Management Officers have reviewed the application and provided satisfactory referrals, subject to conditions. Conditions of consent were recommended and are included in the consent.

### **Comment Regarding Amendments to Proposal**

Council's Community Land Management Officer and Council's Property and Recreation Officers were consulted and raised concerns with application regarding the potential for the camping grounds to operate in perpetuity.

The concerns generally related to; ongoing consistency with the 'Community Land Plan of Management for Council Owned Land' (2022), conflict with other leases/licences and existing development consents for the site, maintenance of grounds, prioritising use for established and future sporting activities, suitability of existing irrigations system related to camping site locations and impacts on surrounding environment.

Accordingly, the development consent has been restricted to a one (1) year in addition to other restrictive conditions to address these concerns.

## 1.6.2 EXTERNAL CONSULTATION

### **Department of Planning and Environment—Water (DPIE)**

DPIE was consulted via email as to whether the development would require a controlled activity approval as per the Water Management Act 2000.

An officer from DPIE has confirmed via email that provided the structures to be placed in proximity to the creek are transportable buildings and can be simply placed on site without the need for any significant ground disturbance.

Given the temporary nature/ short duration of the activity and that any disturbances to the site are likely to be minor in nature, a Controlled Activity Approval would not be required for this event.

## **2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

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### **Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994**

This Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 and Part 7A of the Fisheries Management Act 1994 that relate to the operation of this Act in connection with the terrestrial and aquatic environment.

#### NSW BIODIVERSITY CONSERVATION ACT 2016

Section 1.7 of the Environmental Planning and Assessment Act 1979 (EP&A Act) provides that Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 (BC Act).

Part 7 of the BC Act relates to Biodiversity assessment and approvals under the EP&A Act where it contains additional requirements with respect to assessments, consents and approvals under this Act.

Clause 7.2 of the Biodiversity Conservation Regulation 2017 provides the minimum lot size and area threshold criteria for when the clearing of native vegetation triggers entry of a proposed development into the NSW Biodiversity offsets scheme. For the subject site, entry into the offset scheme would be triggered by clearing of an area greater than 0.25 hectares based upon the minimum lot size of the WLEP 2009 R2 zoned land (i.e., less than 1-hectare minimum lot size).

No native vegetation is proposed to be cleared for the development. Therefore, the proposal does not trigger the requirement for a biodiversity offset scheme. The site excludes any areas of high biodiversity value on the Biodiversity Values Map.

Council's Environmental Assessment Officer has concluded that the proposal is not expected to affect threatened species or ecological communities, or their habitats. The development proposed would not be considered a key threatened process.

### **2.1 4.15(1)(A)(1) ANY ENVIRONMENTAL PLANNING INSTRUMENT**

#### **2.1.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021**

##### **Chapter 4 Remediation of land**

#### 4.6 Contamination and remediation to be considered in determining development application

A desktop audit via Council's land information system database for property constraints and previous uses was undertaken to determine the likelihood of contamination issues.

A Geotechnical Investigation prepared by Douglas Partners dated 7 September 2021 was submitted with this application. The report was written in support of the installation of light towers, which is a separate development to this application. The investigation includes analysis of some of the same physical areas to be utilised as camp sites. The report concluding the site was suitable for that development.

A Report on Fill Characterisation Assessment prepared by Douglas Partners dated June 2019 was also submitted with this application. The report presents the results of a fill characterisation assessment of fill material within the earthworks footprint of the proposed additions to the existing clubhouse, which is a separate development to this application. The report concluding the fill is suitable for reuse, no contamination concerns are raised, and further investigations are not required.

The audit revealed there are property constraints and past uses that give rise to concerns or the need for further investigation regarding land contamination. Details of the application submission were referred to Council's Environment who found the application satisfactory subject to conditions.

Considering the temporal nature of the proposal and nature of ground disturbance (being minimal), the site is in a suitable state to enable the proposal and the development is satisfactory with regard to Clause 4.6.

## **Chapter 2 Coastal management**

The proposed development has been assessed with regard to the provisions of Chapter 2 of the SEPP which relates to coastal management. The site is mapped as being located within the coastal environment and coastal use area and consideration has been given to the matters listed in Clauses 2.10, 2.11, 2.12, 2.13 Council can be satisfied that the development will not have an adverse impact on any of the following:-

- (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,
- (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,
- (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,
- (iv) Aboriginal cultural heritage, practices and places,
- (v) cultural and built environment heritage, and
- (b) is satisfied that—
  - (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or
  - (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
  - (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and
- (c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

As per Clause 2.12, the consent authority can be satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land. Consideration has been given to the relevant provisions of the certified coastal management program that applies to the land and no concerns are raised.

### **2.1.2 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021**

## **Chapter 2 Infrastructure**

### **2.119 Development with frontage to classified road**

The impacts on the operation of the classified road due to the proposal are acceptable. TfNSW were notified of the proposal and did not make a submission.

## 2.1.3 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

### Clause 1.4 Definitions

**camping ground** means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

### **Part 2 Permitted or prohibited development**

#### Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as being zoned RE1 Public Recreation.

#### Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To cater for the development of a wide range of uses and facilities within open spaces for the benefit of the community.*

The proposal is satisfactory with regard to the above objectives.

The land use table permits the following uses in the zone.

*Aquaculture; Boat sheds; **Camping grounds**; Caravan parks; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Helipads; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures*

The proposal is categorised as a camping grounds as defined above and is permissible in the zone with development consent.

#### Clause 2.8 Temporary use of land

*(1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.*

*(2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary use for a maximum period of 52 days (whether or not consecutive days) in any period of 12 months.*

*(3) Development consent must not be granted unless the consent authority is satisfied that—*

*(a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and*

*(b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and*

*(c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and*

*(d) at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.*

*(4) Despite subclause (2), the temporary use of a dwelling as a sales office for a new release area or a new housing estate may exceed the maximum number of days specified in that subclause.*

*(5) Subclause (3) (d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).*

The applicant has lodged the application seeking approval under Clause 2.8 to operate the camping activity as a temporary use, up to 42 days a year.

It is noted there is an existing development consent related to this site in which “temporary events” for up to 52 days a year has been approved under DA-2020/620, *Major event application for temporary events to a maximum of 52 days in any 12-month period - JJ Kelly Park*.

Council sought legal advice in relation to the following questions:

- If development consent has previously been issued for 52 days of temporary uses on a site, can another consent be issued for a different temporary use on the same site?
- Can clause 2.8 be used if the proposed use is also permitted in the zone?

The following response was provided:

*In relation to the first question, on balance another consent can be issued for a separate temporary use notwithstanding the same land has previously been used for a different temporary use within a 12 month period. If the intention was to wholly limit the use of a particular parcel of land in relation to temporary uses, then clause 2.8(2) would have been drafted “any” temporary use. In addition, the objectives and satisfactions required under the control are both directed to practical amenity outcomes and impacts rather than an overarching principle that land can only temporarily be used for a very limited period during any year.*

*In relation to the second question there is no limitation on whether the proposed development is also permitted or prohibited under the development control table. Clause 2.8 is directed at minimising impacts arising, rather than the distinction between permissible and prohibited forms of development.*

*The applicant is not precluded from using this provision and the development is satisfactory regarding the requirements of Clause 2.8. However, following advice from Council’s Community Land Management Officer, in order to maintain consistency with the Community Plan of Management, the consent is proposed to be limited to one (1) year.*

#### **Part 4 Principal development standards**

##### Clause 4.3 Height of buildings

The maximum building height is 9m. The proposal does not entail construction of a building or alteration to an existing building.

##### Clause 4.4 Floor space ratio

There is no maximum FSR for this site.

#### **Part 5 Miscellaneous provisions**

##### Clause 5.21 Flood planning

The site is identified as being located within a flood risk precinct under review.

The development does not entail construction of any new buildings and related habitable floor levels.

Regarding the temporary use of the site, the applicant has provided an ‘Emergency (Flood) Management Plan’ (2022), addressing Forecasting, Decision Making, Evacuation, Notifications and Make Good Considerations.

Council’s Stormwater Officer has reviewed the application in this regard, providing a satisfactory referral subject to conditions.

## **Part 7 Local provisions – general**

### Clause 7.1 Public utility infrastructure

The development is already serviced by electricity, water and sewerage services.

### Clause 7.2 Natural resource sensitivity – biodiversity

Council records indicate the site is affected by “Natural Resource Sensitivity – Biodiversity”. The application was referred to Council’s Environment Division to assess likely impacts of the proposal in this regard. No objection was raised, and appropriate conditions of consent have been recommended.

### Clause 7.4 Riparian lands

The overall site of J.J. Kelly Park is mapped as containing biodiversity, adjacent to the riparian corridor however the event site itself excludes the riparian corridor. Due to the temporary nature of the proposal, and the requirement for the site to be returned to its previous state following events, no impact on biodiversity is expected. The application was referred to Council’s Environment Division to assess likely impacts of the proposal in this regard. No objection was raised, and appropriate conditions of consent have been recommended.

### Clause 7.5 Acid Sulfate Soils

The site is identified as being affected by class 1, 3 and 5 acid sulphate soils. An acid sulphate soils management plan is not required as no significant ground disturbance is proposed. Council’s Environment Officer has reviewed the and appropriate conditions of consent are recommended in this regard.

### Clause 7.6 Earthworks

No significant earthworks are proposed.

## **2.2 SECTION 4.15(1)(A)(II) ANY PROPOSED INSTRUMENT**

NA

## **2.3 SECTION 4.15(1)(A)(III) ANY DEVELOPMENT CONTROL PLAN**

### **2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009**

***With exception of Chapters A1 and C4 WDCP 2009 compliance tables are provided at attachment 9.***

### **CHAPTER A1 – INTRODUCTION**

#### **8 Variations to development controls in the DCP**

Variations to DCP controls for driveway width and car parking required under Chapter C4 have been proposed (clauses 6.4 & 6.6).

The variations and justification have considered the provisions of Clause 8 of Chapter A1. The context is considered to be unique, the objectives of the control have been satisfied and impacts are acceptable. These matters have been addressed at the related section of this report, see below.

### **CHAPTER C4: CARAVAN PARKS, CAMPING GROUNDS AND MANUFACTURED HOME ESTATES**

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<b>6 Planning controls / development controls caravan parks &amp; camping grounds</b>		

Controls/objectives	Comment	Compliance
<p><u>6.1 Minimum Land Requirement for a Caravan Park</u></p>	<p>NA – Development does not comprise a caravan park</p>	<p>NA</p>
<p><u>6.2 Minimum Size of Dwelling Sites</u></p> <p><i>A camping site must have an area of at least:</i>  <i>(a) 40 square metres in the case of a camp site for which a separate parking space is provided within 30 metres of the camp site or</i>  <i>(b) 50 square metres, in any other case.</i></p>	<p>Refer to site plan</p> <p>Each site has approximately 60 – 70m<sup>2</sup></p>	<p>Y</p>
<p><u>6.3 Maximum Number of Short –Term and / or Long-Term Sites</u></p> <p><i>The location of the short-term and long-term sites shall be clearly shown on the site plan. The site plan shall also clearly number each dwelling and / or camping site and its site boundaries, as proposed within the park.</i></p>	<p>Sites are clearly shown on the site plan</p>	<p>Y</p>
<p><u>6.4 Minimum Building Line Setbacks to Public Roads, Foreshore Areas and Boundaries to other lots not associated with the Development</u></p> <p><i>The minimum front building line setback for a caravan park or camping ground to any public road shall be 10 metres.</i></p> <p><i>A dwelling site or camping site must be setback at least 10 metres from any public road and at least 3 metres to any other boundary of the caravan park or camping ground.</i></p> <p><i>For sites adjacent to a waterway, a minimum building line setback of 10 metres is required for any dwelling site or community building from the mean high water mark or any prescribed foreshore building line under this plan or Wollongong Local Environmental Plan 2009, whichever is the greater</i></p> <p><i>The minimum driveway width for a combined entry / exit access point into / from a caravan park or camping ground is 8 metres. In the case of a divided road, the minimum width of the sealed road carriageway shall be 5 metres on either side of the median strip.</i></p> <p><i>The internal access road must be at least 6 metres for a two-way access road and at least 4 metres for a one-way access road. The direction of travel for a one-way access road</i></p>	<p>Camping site minimum setbacks:</p> <ul style="list-style-type: none"> <li>• 68m from Swan Street</li> <li>• 16m from Springhill Road</li> </ul> <p>RV sites setback 18m from Swan Street</p> <p>A minimum of 16m setback is provided to the watercourse</p> <p>Swan Street driveway width is 6m.</p> <p>Considering the temporary nature of the camp ground, limited site number and satisfactory review from Council's Traffic Engineer, this variation is acceptable with regard to the objectives of the Chapter and control and satisfactory in this instance.</p>	<p>Y</p> <p>Y</p> <p>Y</p> <p>VARIATION</p> <p>Y</p>

Controls/objectives	Comment	Compliance
<p><i>must be indicated by means of directional signage.</i></p> <p><u>6.5 Community Amenities / Facilities</u></p> <p><i>A minimum of 10% of the total site area of the subject caravan park or camping ground shall be reserved for recreation or other communal activities.</i></p> <p><i>Each park shall make provision for children's playground equipment (ie with equipment catering for a range of children's ages) at a rate of 1 children's playground per 200 metre walking distance radius from any dwelling site or camping site.</i></p> <p><i>At least one (1) community building (ie designed to function as a multi-purpose centre with kitchen and indoor recreation facilities) is required commensurate with the size and nature of the park</i></p> <p><i>The provision of other recreational facilities such as tennis courts and / or swimming pools is also encouraged provided such facilities are well lit and are enclosed by suitable enclosure fencing to prevent children gaining entry without parent supervision</i></p> <p><u>6.6 Car Parking</u></p> <p><i>A caravan park or camping ground shall provide a minimum of one (1) resident car parking space per dwelling site or camping site</i></p> <p><i>The parking space for a dwelling or camping site may be provided on-site or off-site (not forming part of the dwelling or camping site boundaries). Any off-site resident parking space must be clearly marked by hard-wearing labelling as a resident parking space attached to the particular dwelling site.</i></p> <p><i>A caravan park or camping ground must contain the following minimum visitor parking spaces: 1 visitor parking space for each 20 (or part thereof) short-term sites in the caravan park or camping ground;</i></p> <p><i>A caravan park or camping ground must also provide at least one (1) visitor parking space for people with disabilities.</i></p>	<p>Access road of 4m or 6m is able to be accommodated within the site</p> <p>Approximately 20% of overall Vikings Oval Site to retained as open space</p> <p>Considering the temporary nature of the proposal, such equipment, buildings and facilities are not required.</p> <p>It is noted the site contains an existing clubhouse and toilet and amenities block will be provided on site.</p> <p>The clubhouse and facilities will be available to guests.</p> <p>Technical requirement for 63 car spaces.</p> <p>The Applicant has submitted as Traffic Management Plan addressing car parking and movement of guests during the UCI and other camping periods.</p> <p><u>UCI</u></p> <p>The onsite car park for Vikings will not be accessible to guests, and not used for car parking during the UCI period.</p> <p>Coniston Football Club (FC) is the lessee of the adjacent land at the south western area of JJ Kelly Park (approximately 150 spaces). In agreeance with Coniston FC, this parking area will be used as the primary parking location for guests' vehicles. An on demand shuttle service will be</p>	<p>Y</p> <p>VARIATION</p>



Controls/objectives	Comment	Compliance
	<p>provided to transport guests to the camp site.</p> <p>Considering the recommended restrictions on use of this car park from Council's Recreation Officer it is not possible to determine the exact number of spaces that will be available to guests.</p> <p>This application seeks to rely on off site and street parking, shuttle buses and public transport.</p> <p><b><u>OTHER PERIODS (OUTSIDE UCI)</u></b></p> <p>The Vikings car park will be available to campers (approximately 44 spaces).</p> <p>Considering the temporary nature of the camp ground, limited site number and satisfactory review from Council's Traffic Engineer, this variation is acceptable with regard to the objectives of the Chapter and control and satisfactory in this instance.</p> <p>Further, car parking access and transport have been considered under Chapter E3 (noting a 20% reduction to DCP rates would be applicable) and were found to be acceptable in these respects.</p>	
<p><b><u>6.7 Development on Flood Liable Land</u></b></p> <p><i>A flood study will be required to be submitted with a Development Application for any proposed caravan park and / or camping ground upon flood liable land.</i></p>	<p>An Emergency (Flood) Management Plan has been submitted with the proposal.</p> <p>It is noted Council has requested a cancellation policy be applied for the camping use in the case of extreme weather.</p> <p>The plan has been reviewed by Council's Stormwater Engineer and found to be satisfactory subject to conditions.</p> <p>Further, the development has been considered under Chapter E13 and</p>	Y

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
	was found to be acceptable with regard to flooding.	

## 2.3.2 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN

### Wollongong City-Wide Development Plan - City Wide

The Wollongong City-Wide Development Contributions Plan applies to the subject property. This Plan levies a contribution based on the estimated cost of development. Pick one:

- The proposed cost of development\* is less than \$100,000 - contributions do not apply.

*Note: The proposed cost of development\* is calculated in accordance with clause 25J of the EP&A Regulations, however if a separate cost estimate is not provided with the DA, use the cost of works stated on the application.*

## **2.4 SECTION 4.15(1)(A)(IIIA) ANY PLANNING AGREEMENT THAT HAS BEEN ENTERED INTO UNDER SECTION 7.4, OR ANY DRAFT PLANNING AGREEMENT THAT A DEVELOPER HAS OFFERED TO ENTER INTO UNDER SECTION 7.4**

There are no planning agreements entered into or any draft agreement offered to enter into under S7.4 which affect the development.

## **2.5 SECTION 4.15(A)(IV) THE REGULATIONS (TO THE EXTENT THAT THEY PRESCRIBE MATTERS FOR THE PURPOSES OF THIS PARAGRAPH)**

### **Environmental Planning and Assessment Regulation 2021**

#### 63 Considerations for erection of temporary structures

Council's Building and Fire Safety Officer has recommended conditions with regard to temporary structures

## **2.6 SECTION 4.15(1)(B) THE LIKELY IMPACTS OF DEVELOPMENT**

There are not expected to be adverse environmental impacts on either the natural or built environments or any adverse social or economic impacts in the locality.

This is demonstrated through the following:

- The proposal is satisfactory regarding the applicable planning controls as detailed in the body of this report.
- Submissions raised following notification would not preclude the development.
- Internal referrals are satisfactory subject to appropriate conditions of consent.

## **2.7 SECTION 4.15(1)(C) THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT**

### Does the proposal fit in the locality?

The proposal is considered appropriate with regard to the zoning of the site and is not expected to have any negative impacts on the amenity of the locality or adjoining developments.

### Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

## **2.8 SECTION 4.15(1)(D) ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS**

Refer to Section 1.5 of this report

## **2.9 SECTION 4.15(1)(E) THE PUBLIC INTEREST**

The proposal is considered to be in the public interest as it demonstrates the following;

- Satisfactory with regard to the likely impacts
- Permitted in the zoning, consistent with zone objectives and compliant with applicable planning controls
- Consistent with the desired character of the area
- No objections were received, submissions of support were received only
- All referrals are satisfactory, subject to conditions

## **LOCAL GOVERNMENT ACT 1992**

### Chapter 6 - Part 2 - Division 2 Use and management of community land

The Community Land Plan of Management for Council Owned Land (POM) (2022) which applies to the site identifies Vikings Oval (411) and JJ Kelly Park (412) (see figure below) as Parkland and Sportsground. The proposal specifically relates to the area categorised as Sportsground.

Short term event related camping, not to exceed temporary use provisions in the Wollongong LEP 2009 and subject to development consent are a permitted use on land categorised as a sportsground.

Any consent issued will contain a condition of consent limiting camping to that related to a sporting event, to be endorsed by Council on each occasion.

The POM identifies Community Activities and Short-Term Casual Purposes in accordance with the Regulations as permissible on parklands and sportsgrounds. Events are generally community activities and consistent with the short-term casual purposes identified in the regulations

Further, the use of the site is generally consistent with the core objectives for the site in accordance with Sections 36F and 36G of the LG Act 1992.



**Figure: Community Land Plan of Management for Council Owned Land (POM) (2022) Map**

Chapter 7 - Part 1 - Division 1 - Section 68 What activities, generally, require the approval of the Council?

The development does not entail any activities that require further approval under Section 68. Any such activity would require separate approval.

### LOCAL GOVERNMENT (GENERAL) REGULATION 2021

#### 116 Leases, licences and other estates in respect of community land

Vikings has a lease with Council. A condition is proposed limiting camping only related to a sporting event, to be endorsed by Council on each occasion.

### LOCAL GOVERNMENT (MANUFACTURED HOME ESTATES, CARAVAN PARKS, CAMPING GROUNDS AND MOVEABLE DWELLINGS) REGULATION 2021

#### Part 3 Caravan parks, camping grounds and moveable dwellings

In this circumstance, Section 73 is not applicable as the proposed period is no more than 6 weeks and camping ground operated in connection with a sporting, recreational or cultural event. Notably, Division 3, Subdivisions 1–8 and Division 3, Subdivision 9 are not applicable. Notwithstanding, the applicant has noted the following regarding standards for campgrounds contained in the regulation:

- Amenities have been provided in accordance sections 107, 108.
- The site has been designed with consideration to amenity and safety.
- The site as a sportsground has adequate stadium lighting.

### 3 CONCLUSION

This application has been assessed having regard to the Heads of Consideration under Section S4.15(1) of the Environmental Planning and Assessment Act 1979, the provisions of Wollongong Local Environmental Plan 2009 and all relevant Council DCPs, Codes and Policies.

The applicant seeks consent to use the site for camping for up to 42 times per year, in perpetuity. However, this is not supported, and it is proposed to limit consent to one year to maintain consistency with the Community Plan of Management. This limitation will also ensure consistency with DA-2020/620 for temporary use for the purposes of major event applications which applies to the entire park.

Submissions have been considered in the assessment of the application and the issues raised do not preclude approval and where applicable. Internal referrals are satisfactory subject to conditions. The proposal is considered acceptable regarding the likely impacts and is considered supportable in its current form.

#### **4 RECOMMENDATION**

---

It is recommended that the development application be approved subject to appropriate conditions of consent.

#### **5 ATTACHMENTS**

---

- 1 Aerial photograph
- 2 WLEP zoning map
- 3 Site Survey
- 4 Site Plan
- 5 Statement of Environmental Effects
- 6 Traffic Management Plan
- 7 Waste Management Plan
- 8 Emergency Flood Management Plan
- 9 WDCP 2009 compliance table
- 10 Draft conditions of consent





Aerial Photograph (2021)

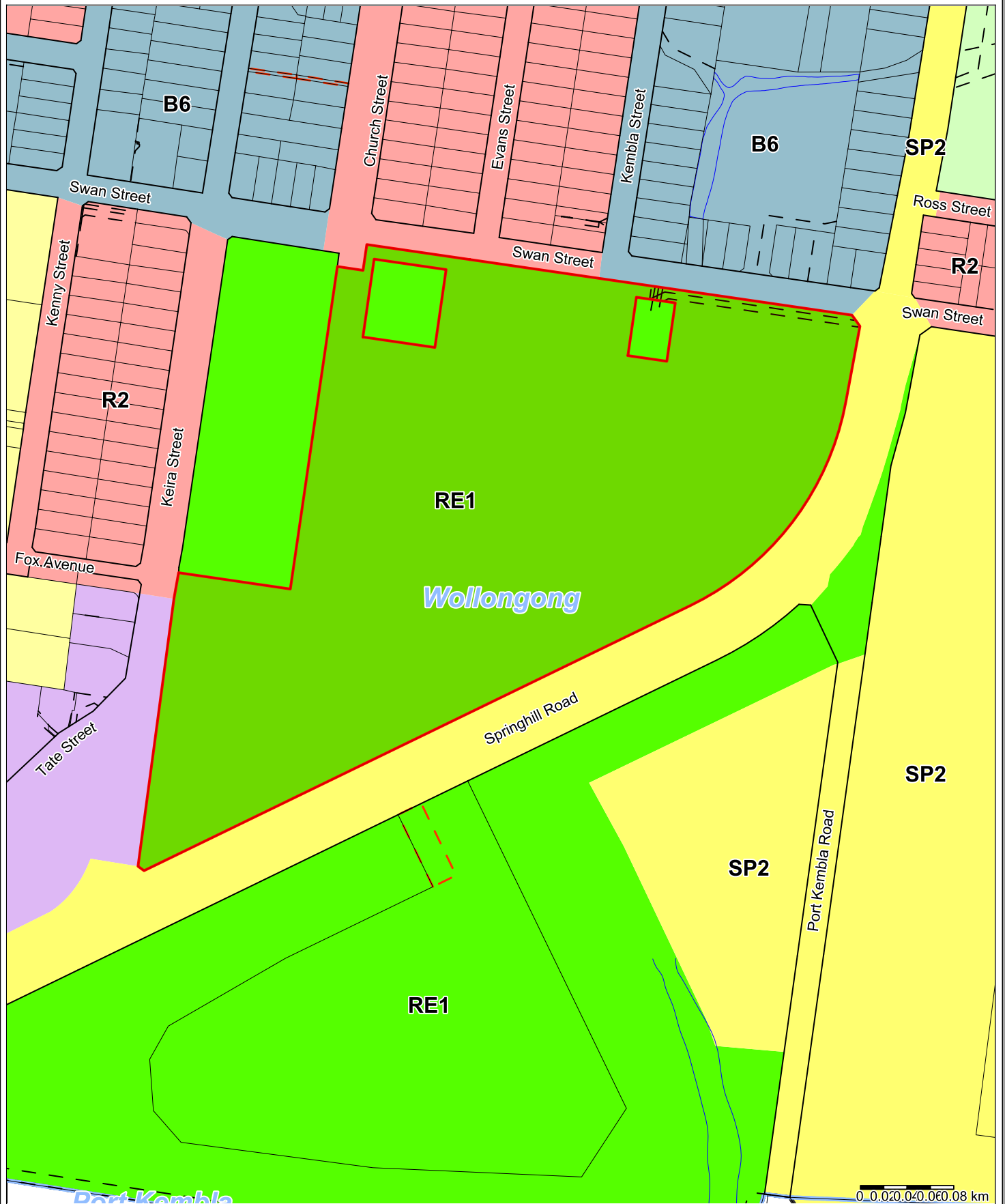


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## WLEP 2009 Zoning Map



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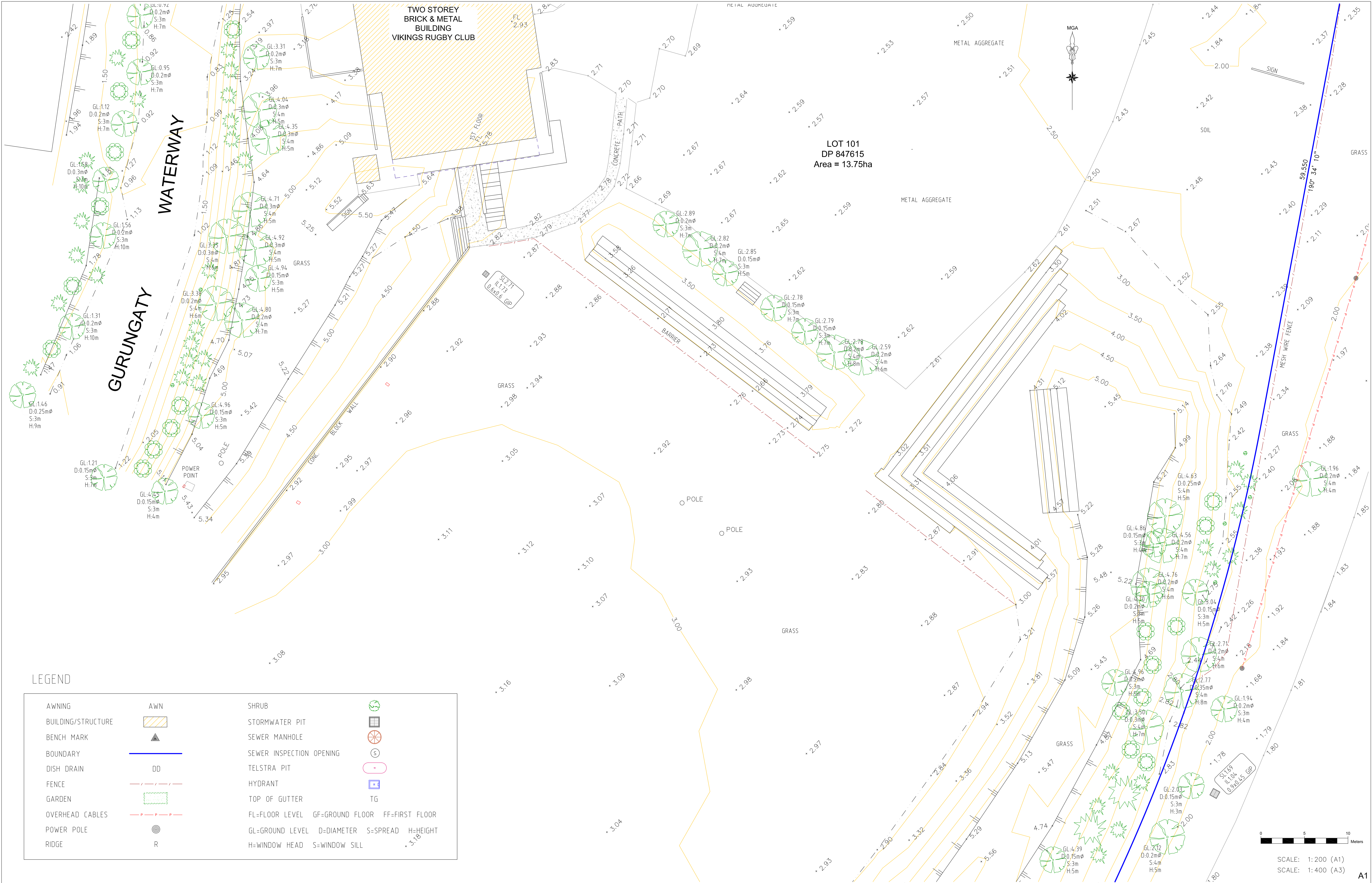
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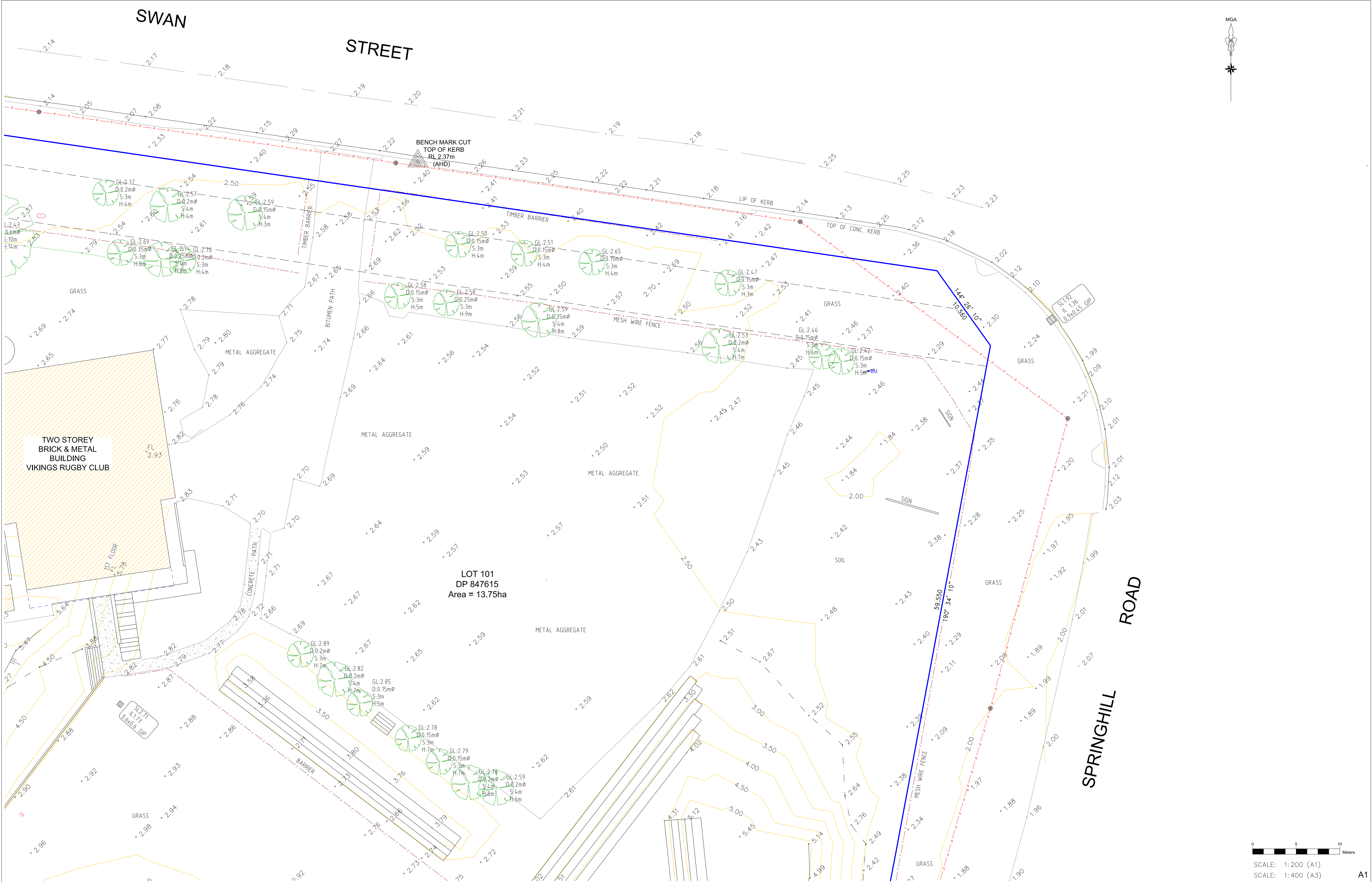


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					<p><b>DRAWING No. :</b> 1379Det.dwg</p>
					<p><b>JOB REF :</b> 1379Det</p>
					<p><b>DATE :</b> 19 March 2019</p>









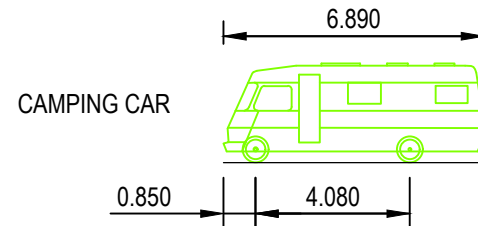
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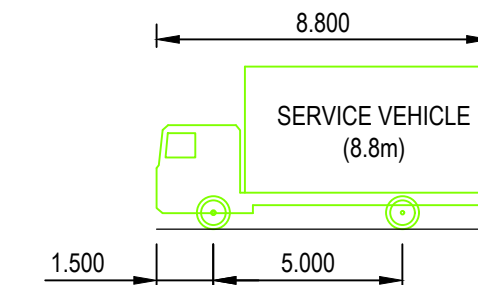


PROPOSED MULTI-USE CAMP LAYOUT  
SCALE 1:750

#### VEHICLE SPECS



OVERALL LENGTH 6.890m  
OVERALL WIDTH 2.300m  
OVERALL BODY HEIGHT 2.624m  
MIN BODY GROUND CLEARANCE 0.296m  
MAX TRACK WIDTH 1.980m  
LOCK-TO-LOCK TIME 4.00s  
CURB TO CURB TURNING RADIUS 7.600m



SERVICE VEHICLE (8.8m)  
OVERALL LENGTH 8.800m  
OVERALL WIDTH 2.500m  
OVERALL BODY HEIGHT 4.300m  
MIN BODY GROUND CLEARANCE 0.427m  
TRACK WIDTH 2.500m  
LOCK-TO-LOCK TIME 4.00s  
CURB TO CURB TURNING RADIUS 12.500m

#### NOTE

1. IMAGE SOURCED FROM METRO MAP (JULY, 2022)

#### LEGEND

- 10.0 EXISTING SURFACE CONTOURS
- EXISTING WATERCOURSE
- CAMP SITE 1
- CAMP SITE 2
- CLUBHOUSE AREA
- SECURE BIKE STORAGE
- LIVE VIEWING AREA
- FOOD TRUCK OPERATORS
- SCREEN VIEWING AND SITTING AREA
- EMERGENCY SERVICES/ WASTE ROUTE
- PROPOSED SITE FENCE
- PROPOSED GATE
- PROPOSED WASTE BIN
- VEHICLE OVERHANG WHEEL ALIGNMENT



Rev.	Date	Description	Des.	Verif.	Appd.
A	19/07/2022	ISSUED FOR APPROVAL	ACD	DFL	ER



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Drawn	Date	Client
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Checked	Date	Project
MPR	18/07/2022	VIKINGS RUGBY UNION CLUB
Designed	Date	Project
ACD	18/07/2022	JJ KELLY PARK, WOLLONGONG
Verified	Date	Project
DFL	18/07/2022	LOT 101 DP847615
Approved	Date	Title
ER	18/07/2022	MULTI-USE CAMP LAYOUT PLAN

Status	DATUM	Scale	Size	Revision
FOR APPROVAL	AHD	1:750	A1	
NOT TO BE USED FOR CONSTRUCTION PURPOSES	Drawing Number			
	48982022-001-526			



# Statement of Environmental Effects

Vikings Oval Temporary Camping

48982022 526



Prepared for  
Vikings Rugby Union Club

21 July 2022



now



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## Document Information

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Our report is based on information made available by the client. The validity and comprehensiveness of supplied information has not been independently verified and, for the purposes of this report, it is assumed that the information provided to Cardno is both complete and accurate. Whilst, to the best of our knowledge, the information contained in this report is accurate at the date of issue, changes may occur to the site conditions, the site context or the applicable planning framework. This report should not be used after any such changes without consulting the provider of the report or a suitably qualified person.

## Executive Summary

---

Cardno, now Stantec, has been engaged by the Vikings Rugby Club to prepare a Statement of Environmental Effects to accompany a development application for the proposed temporary use of land located at Swan Street Wollongong (Lot 101/-/DP847615). The subject site is a 4ha public recreation area, which is identified as Lot 201 DP 1148007 and is known as Vikings Oval which forms part of JJ Kelly Park.

Consent is sought for a temporary use pursuant to clause 2.8 of Wollongong Local Environmental Plan 2009, which allows development on land in any zone for a maximum period of 52 days (whether or not consecutive days) in any period of 12 months. This application seeks approval for temporary event camping and associated amenities.

This is catalysed by the upcoming 2022 UCI Road World Championships which is expected to attract up to 35,000 visitors from around the world. Destination Wollongong chief executive Mark Sleigh has confirmed there would be a shortage of beds in the area and said many athletes would be forced to book accommodation in Sydney and commute. With homeowners encouraged to Airbnb their properties, accommodation is reaching beyond premium prices resulting in a shortage of affordable accommodation.

The proposed involves the erection of temporary glamping tents and portable bathroom facilities on the existing sports field. This use draws on the site's locality and facilities to support this important event in Wollongong, and thereby advocating for sporting and tourism communities. The use as a temporary campground is an opportunity for the Vikings to better utilise the grounds as a community asset, while providing much needed accommodation for the upcoming UCI Cycling Event.

This Statement of Environmental Effects addresses the proposal under the appropriate heads of consideration of the *Environmental Planning and Assessment Act 1979*; relevant state and regional policies and strategies; *Wollongong Local Environmental Plan 2009 (WLEP 2009)*; and *Wollongong Development Control Plan 2009*. The property contains areas of riparian land and terrestrial biodiversity which will not be impacted by the proposed temporary uses. An Operational Management Plan details the manner in which events will be managed to minimise potential amenity impacts. In addition, the application is accompanied by a traffic management plan and waste management plan. As the site is flood prone, a wet weather cancellation & evacuation plan forms part of the operations plans for the site.

The proposed temporary uses will not require the clearing of any trees or vegetation, nor the erection of any new structures. The proposed use will not compromise the future development of the land, nor will it detract from the primary use of the site as a sportsground. Accordingly, Council approval is sought to allow for a temporary use on the site for a maximum period of 52 days, as permitted by Clause 2.8 of WLEP 2009.

## Table of Contents

1	Site and Context	1
1.1	Subject Site and Surrounds	1
1.2	Site Constraints	2
1.3	Development History	2
2	Development Proposal	6
2.1	Background	6
2.2	Development Description	7
2.3	Accompanying Documentation	8
2.4	Pre Lodgement	8
2.5	Owner's Consent	11
3	State and Regional Planning Framework	12
3.1	Environmental Planning and Assessment Act, 1979	12
3.2	State Environmental Planning Policy (Resilience and Hazards) 2021	12
3.1	Water Management Act 2000	12
3.2	State Environmental Planning Policy (Transport and Infrastructure) 2021	13
3.3	Local Government Act 1993 No 30	13
3.4	Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021	14
3.5	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	14
4	Wollongong Local Environmental Plan 2009	15
4.1	Site Zoning	15
4.2	Permissibility of Proposed Development and Zone Objectives	15
4.3	Miscellaneous Provisions	16
4.4	Local Provisions – General	16
5	Wollongong Local Policy	18
5.1	Community Land Plan of Management 2022	18
5.2	Wollongong Development Control Plan 2009	18
6	Section 4.15(1) – Matters for Consideration	20
6.1	The provisions of:	20
6.2	Likely Impacts of the Development and Suitability of the Site	20
6.3	Suitability of the Site for the Development	23
7	Summary and Conclusion	24

## Appendices

**Appendix A** Site Survey

**Appendix B** Site Plan

**Appendix C** Stakeholder Support Letters

## Tables

Table 2-1	Items discussed in prelodgement meeting with Council	8
Table 5-1	Chapter C4 - Caravan Parks, Camping grounds and Manufactured homes	18

## Figures

Figure 1-1	Site and context analysis ( <i>Source: Nearmap</i> )	1
Figure 1-2	Rugby field and open space beyond – looking south west	3
Figure 1-3	Clubhouse and carpark	3
Figure 1-4	Site access from Swan Street	3
Figure 1-5	Parking area, looking towards Springhill Road	4
Figure 1-6	Playing field access from car park	4
Figure 1-7	Open space at south western extent	4
Figure 1-8	Western embankment as viewed from the north end of Vikings Oval.	5
Figure 1-9	Embankment as viewed from Gurungaty Waterway, looking east towards Vikings Oval	5
Figure 2-1	Site Plan prepared by Cardno, now Stantec	7
Figure 4-1	Land zoning of site and surrounds ( <i>NSW Planning Portal</i> )	15
Figure 4-2	Extract from Wollongong City Flood Study (2019) Scenario ID2 “Design” blockage factor peak flood depth – 5% AEP event.	16
Figure 4-3	Natural resource sensitivity - biodiversity map ( <i>NSW Planning Portal</i> )	17
Figure 4-4	Riparian lands map ( <i>NSW Planning Portal</i> )	17
Figure 6-1	Location of parking at Coniston Football Club (red) in relation to Vikings Oval (yellow)	22



# 1 Site and Context

## 1.1 Subject Site and Surrounds

The site is known as Vikings Oval, which makes up approximately 4ha of J.J Kelly park. Vikings Oval forms part of the lot legally described as Lot 101 DP 847615 situated on the south side of Swan Street, Wollongong. Vikings Rugby Club (RC) maintains these premises as lessee of the land from Wollongong City Council (Council) and are responsible for maintaining the licensed area including the playing surfaces, lighting and building/s. These are primarily used during rugby season from March until September.

The site contains a rugby field with associated infrastructure including hard stand parking area accessed from Swan Street accommodating approximately 80 cars, a licenced club house, gym, scoreboard, lighting and storage container. The site is generally flat at ~2.9mAHD on the playing field, with a raised embankment (~5.5mAHD) around the site separating the sportsground from the roadway and watercourse (See survey provided at **Appendix A**). The site is enclosed on two frontages by a 180cm cyclone fencing that runs along Springhill Road and Swan Street.

The Gurungaty Waterway borders the site running in a north to south direction along the western boundary before leaving the site through a piped water course under Springhill Road and into Tom Thumbs Lagoon at the Port Kembla harbour. The waterway is a vegetated riparian corridor, separated by the embankment constructed around the sportsground at 5.4mAHD.

Vikings Oval is located at the south western extent of the suburb of Wollongong. Surrounding development generally consists of low density residential and light industrial uses to the north and west, and Port Kembla to the south. To the west of Vikings Oval, JJ Kelly Park includes playing fields for soccer, rugby league and rugby union and associated parking and a large proportion is leased by Coniston Football Club, Collegians Rugby League Football Club and the Illawarra Dog Training Club. Sydney Water has a facility immediately to the west of the Vikings Clubhouse. The site is bounded to the north by Swan Street, to the east by Springhill Road (which becomes Corrimal Street to the north). The northern side of Swan Street contains low density residential dwellings which are 1-2 storey detached dwellings, and light industrial uses such as heath, automotive services and building supplies. Other surrounding development includes golf course and seniors living to the east, Port Kembla motor vehicle imports, Greenhouse Park, Wollongong Waste Water Treatment Plant and heliport to the south and Wollongong Cemetery to the west.

Vikings Oval is located 1.42km south of Wollongong Town Centre and approximately 1.2km from Wollongong Station and 1km from Coniston Station. Bus stops are located on Corrimal Street to the north of the site, which provide regular bus services to Wollongong Station, Warrawong, Shellharbour Centre and Shell Cove.



Figure 1-1 Site and context analysis (Source: Nearmap)

## 1.2 Site Constraints

A review of Council's online mapping indicates that the land is not significantly constrained. Council has no record that the land is affected by the following: mine subsidence, critical habitat, bushfire, road widening or road realignment, land slip/geotechnical constraints or tidal inundation. There is no item of environmental heritage situated on or near to the property and the land is not located in an environmental conservation area.

Class 3 Acid Sulfate Soils have been mapped over the site, the site is bordered by areas of riparian land and natural resource sensitivity, is located within Coastal use and Coastal Management zones, and is known to contain fill. However, no works or disturbance of the ground are proposed, see relevant discussions in **Section 4**. Additionally, the site is identified as being located within a flood risk precinct as discussed at **Sections 4.3 and 6.2.2**.

## 1.3 Development History

Aerial imagery shows the site was developed as a sports field somewhere between 1961 and 1977. Prior to this, the land was vacant. In the late 1950s the existing watercourse was redirected and banked. The clubhouse and car park were likely constructed in the early 1980s. The embankment was formalised as a retaining wall in 2012.

A review of Council's Development Application tracker shows that JJ Kelly Park and Vikings Oval have had the benefit of a number of DAs as follows, including many for temporary use:

- > DA-2016/1439 Motor vehicle display event for five (5) years (2017-2021)
- > DA-2014/358 Recreational - installation of 15 metre light post
- > DA-2013/1235 Use of land - use of Vikings Oval in JJ Kelly Park for temporary car display (1 week x 3yr)
- > RD-2012/670/A Construction of retaining wall and dug out for players
- > DA-2012/1180 Use of Vikings Oval in JJ Kelly Park for temporary car display
- > DA-2012/494 Alterations and additions to toilet facilities in existing Illawarra Dog Training Club building
- > DA-2011/1552 Southern classic cars ultimate cars event 27 January - 30th January 2012
- > DA-2010/1552 Motor vehicle exhibition - 27 to 30 January 2011
- > DA-2010/534 Circus to be held 19 July 2010 to 8 August 2010
- > DA-2009/1577 Use of oval for commercial motor vehicle show - to be held 23-25 January 2010
- > DA-2009/49 - Erection of Temporary Structure and Use of J.J Kelly Park as a Place of Public Entertainment for Weber Circus
- > DA-2008/1527 use as a Place of Public Entertainment for Circus Royale Monday (2 weeks)
- > DA-2008/936 Use of J.J Kelly Park for carnival and fireworks
- > DA-2007/1036 Addition of six (6) lighting poles
- > DA-2005/911 Installation of a stormwater quality improvement device
- > BA-1986/1167 Pergola
- > BA-1985/510 Additions to amenities building park

More recently, DA-2020/620 was approved for Major Events (and related development including temporary structures and signage) up to a maximum of 52 days in any 12-month period, including the Vikings Oval. The generic application was lodged by Council's event team to provide a framework for specific events to operate in accordance with an approved Events Management Plan and standard conditions of development consent. Event holders are not permitted to benefit from this consent without first gaining an event approval from Council's Events Team.

It is noted that the conditions of consent recommended by the Planning Panel for DA-2020/620 prohibit camping. Additionally, it was noted from the panel's assessment that a Controlled Activity Approval from NRAR was not required.





Figure 1-2 Rugby field and open space beyond – looking south west



Figure 1-3 Clubhouse and carpark



Figure 1-4 Site access from Swan Street





Figure 1-5 Parking area, looking towards Springhill Road



Figure 1-6 Playing field access from car park



Figure 1-7 Open space at south western extent





Figure 1-8 Western embankment as viewed from the north end of Vikings Oval.



Figure 1-9 Embankment as viewed from Gurungaty Waterway, looking east towards Vikings Oval

## 2 Development Proposal

### 2.1 Background



Wollongong will host the 2022 UCI Road World Championships between 18 – 25 September. The UCI Road World Championships are the largest annual road cycling Championships conducted by the UCI and are expected to attract over 1,000 cyclists to Wollongong. This will strengthen Wollongong's position as a 'bike city' and a major events destination.

Major Event Acquisition is one of Destination Wollongong's Five Strategic Pillars, and Destination Wollongong is working hard to make Wollongong the premier "event hub" in regional NSW. Wollongong, with its wonderful natural assets, public infrastructure and proximity to Sydney and Canberra is well placed to benefit from the economic impact and regional exposure that Major Events provide.

The prestigious cycling event is expected to attract up to 35,000 visitors from around the world. Destination Wollongong chief executive Mark Sleigh has confirmed there would be a shortage of beds in the area and said many athletes and spectators would be forced to book accommodation in Sydney and commute. With homeowners encouraged to Airbnb their properties, accommodation is reaching beyond premium prices resulting in a shortage of affordable accommodation.

Vikings Rugby Club was formed in 1958 and has prided itself on the culture that it fosters across multiple generations of grassroots community sport. The grounds and facilities have been developed and maintained by volunteers and members since the 1970's. This has been funded through grant applications and the management of the club as a not for profit organisation.

In addition to working with Council to identify ways of better utilising the grounds as a community asset, the club is actively involved with the Illawarra Aboriginal Community Based Working Group and are leading the way that rugby union clubs in our district engage with First Nations communities. As the club continues to adapt to expectations of supporters, and evolve in line with community trends, a range of initiatives that enable the club facilities to be better utilised as a community asset have been identified.

Importantly for UCI 2022, The Vikings Oval is located adjacent to the track for the Mount Keira Loop – Elite/Road Race and are in close proximity to the finish line for all cycling events. Recently Vikings RC received grant funding in excess of \$300,000 to improve field and security lighting, as well as install a new scoreboard (under a Part 5 approval) that is capable of showing movies and live streaming events. Drawing on the site's location, amenities and opportunities, this application is to facilitate the use of Vikings Oval during the UCI event. The rugby season runs from March through to September, therefore providing an opportunity to utilise the space over summer months in a manner that will maintain the condition of the playing field.

Per attached letter of support from Destination Wollongong (**Appendix C**), Destination Wollongong have been working with Wollongong Council Officers on the potential of developing a temporary camp site within the CBD for a number of years, without result. Accommodation capacity is the major issue to growing the visitor economy of Wollongong. The opportunity to look at other ways to grow the available options for people to engage with the City overnight would be invaluable not just for this event but on many event weekends throughout the year. Having a site which can be activated under a temporary DA would be



extremely useful for the city's broader events program. It is on this premise that consent for ongoing temporary use is being sought (see **Section 2.2** below).

The use of the site during the UCI race week will provide for:

- > Temporary camping (glamping) structures supplied by an external provider (consent is sought);
- > Provision of temporary amenities, being demountable buildings containing bathroom facilities (consent is sought);
- > Provision of food trucks (permitted as exempt development);
- > Race viewing live from site, as well as televised race viewing on scoreboard (ancillary to the use as a sports club and temporary camping ground);
- > Parking at the Coniston Football Club grounds.

## 2.2 Development Description

Vikings Oval is already a well-established venue for community sports, and the development application aims to extend the operational potential and community benefit of Vikings Oval.

This application specifically seeks consent for the temporary use of the site up to 42 times per year, in perpetuity, for camping and associated amenities. There are no proposed changes to any structures at Vikings Oval, including existing clubhouse and associated facilities. The proposed use for camping will involve the erection/placement of temporary structures, such as tents and amenities blocks.

Location of temporary structures will be undertaken generally in accordance with the indicative site plan at **Figure 2-1**, also provided at **Appendix B**). These plans show the permanent infrastructure, vehicle ingress and egress points; location of temporary amenities including bathrooms, bins and food trucks, as well as an indicative layout for camping arrangements.

The UCI event will be managed in accordance with an operations plan that has been developed specifically for the event by the Vikings RC. Management of the site for ongoing temporary use will be undertaken in accordance with a bespoke management plan tailored specifically to the requirements of each occasion.

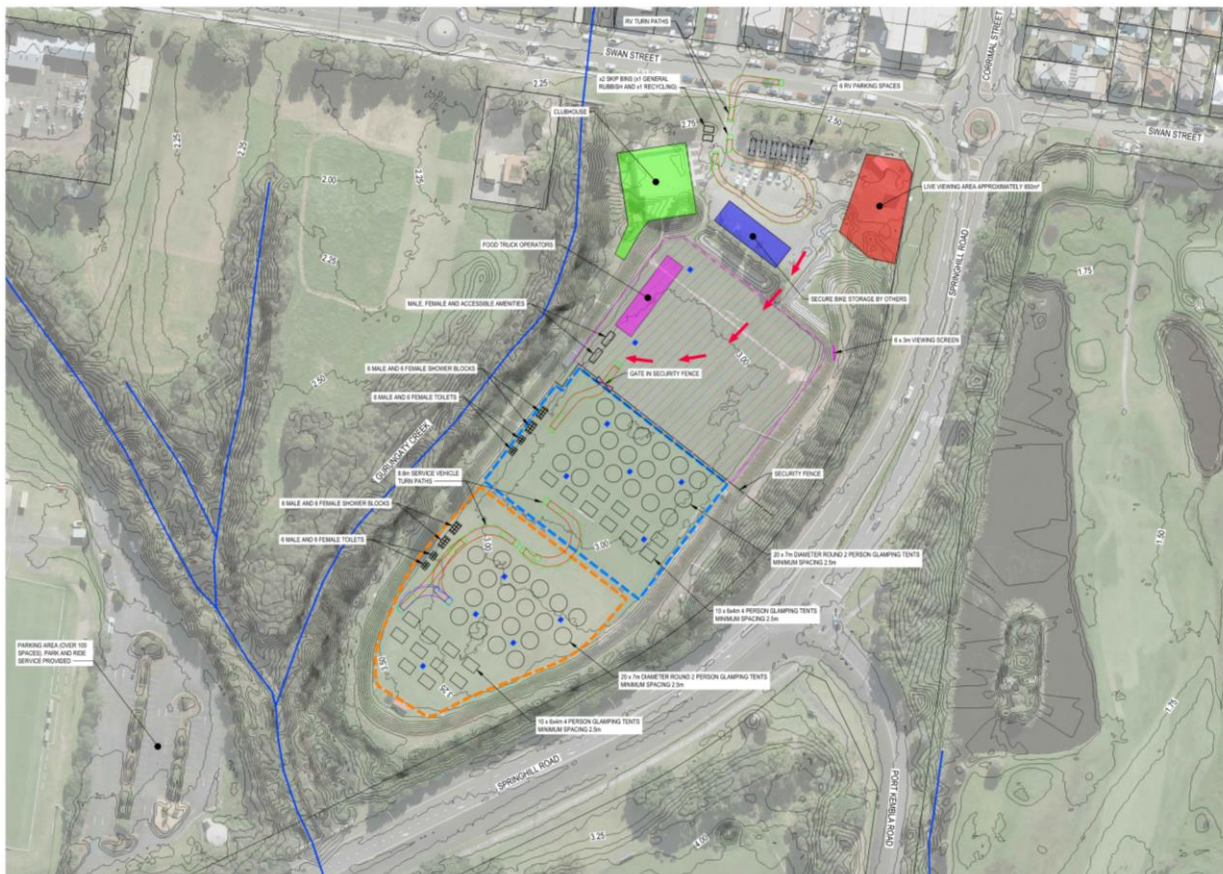


Figure 2-1 Site Plan prepared by Cardno, now Stantec

## 2.3 Accompanying Documentation

- > Site Survey by Pinnacle Land Surveyors dated 19 March 2019 (**Appendix A**)
- > Site Plan by Cardno, now Stantec, dated 20 July 2022 (**Appendix B**)
- > Traffic Management Plan prepared by Vikings RC
- > Waste Management Plan prepared by Vikings RC
- > Report on Geotechnical Investigation by Douglas Partners dated 2 September 2021
- > Report on Fill Characterisation Assessment by Douglas Partners dated June 2019
- > Flood cancellation & evacuation plan prepared by Vikings RC 2022
- > Letters of support from Stakeholders (**Appendix C**):
  - UCI
  - Destination Wollongong
  - Coniston FC

## 2.4 Pre Lodgement

A pre-lodgement meeting was held with Council on 3 June 2022. Matters raised by Council are shown in **Table 2-1**.

Table 2-1 Items discussed in prelodgement meeting with Council

Condition	Response	Complies
<p>The SEE must address, at a minimum:</p> <ul style="list-style-type: none"> <li>▪ noise mitigation</li> <li>▪ waste generation and disposal,</li> <li>▪ traffic management</li> <li>▪ potential damage to Council assets and the objectives of any Council Plan of Management.</li> </ul>	Discussed at <b>Section 6.2</b> .	Complies
<p><u>State Environmental Planning Policy (Transport and Infrastructure) 2021</u></p> <p>The proposal is development partially for the purpose of accommodation uses on land adjacent to a Classified Road. For the purposes of the SEPP the DA will be referred to TfNSW regarding concurrence requirements in accordance with <b>Clause 2.121</b> of the SEPP.</p> <p>It is suggested that some early discussions be held with TfNSW prior to lodgement to understand any potential issues that may arise during the assessment. The proposal is also considered integrated development for the purposes of referral to TfNSW.</p>	<p><b>Clause 2.121</b> of the SEPP relates to excavation in or immediately adjacent to road corridors and is not applicable. The Infrastructure SEPP has been discussed at Section 3.2 of this report. It is considered that the application satisfies the considerations of Section 2.119 and 2.112 and therefore does not trigger referral to TfNSW.</p> <p>TfNSW have been contacted, and are generally supportive of the application. Questions were raised over the operation of the gym within the clubhouse, as well as internal movements resulting in queues to Springhill Road. See discussion at <b>Section 6.2.4</b>.</p>	
<p><u>Stormwater/Flooding</u></p> <p>The development is subject to Chapters E13 (Floodplain Management) and E14 (Stormwater Management) of the Wollongong Development Control Plan (WDGP) 2009 and the Wollongong Floodplain Risk Management Study dated 2019.</p>	No physical works are proposed therefore Chapter E14 has not been addressed.	Complies



Condition	Response	Complies
Noting that the site is significantly flood effected, factors including but not limited to poor weather conditions or other conditions may result in the event being unsafe where there is a risk of flooding to the site or following a heavy rainfall occurrence where the land is severely waterlogged. The person authorised to conduct the event must liaise with Council, the Bureau of Meteorology, and the local branch of the State Emergency Service several days prior to the event commencement date regarding weather forecasts and weather warnings affecting the site in the event commencement date and the dates for which the event is scheduled (if more than one day). On occasion when heavy rain is forecast or a warning for flooding has been issued, then the event must be cancelled. Details of how this will be coordinated and managed must form part of the development application.	The club has an existing evacuation policy which has been submitted as part of the DA package.  A cancellation policy is in place in the case of extreme weather.	
<u>Traffic Management Plan</u> to include: <ul style="list-style-type: none"> <li>main logistics, such as the setting up, running of the event and the pack up as well as emergency access arrangements, crowd control etc.</li> <li>Measures to increase non-car, sustainable travel (such as cycling) must be promoted.</li> <li>The applicant is to ensure that temporary signage observes vehicle and pedestrian sightlines.</li> <li>Size and frequency of vehicles needs to be clarified as well as bin locations as per the Waste Management Plan.</li> <li>Travel and parking</li> <li>Clarify expected number of vehicles</li> <li>Capacity assessments on streets</li> <li>Auburn Street has been identified for parking. Is this public on-street parking which may be relied upon by residents and businesses in the area? Parking without significantly impacting on nearby residents and businesses in the area needs to be demonstrated</li> </ul>	Parking is provided at Coniston Football Club.  Active and public transport will be encouraged.  A shuttle service will be provided to guests.  Waste Management has been considered.  The impact on the locality is considered acceptable.  Refer to traffic management plan and <b>Section 6.2.5</b> .	Complies
<u>Public Transport</u> <ul style="list-style-type: none"> <li>The proposed 'drop-off' service is noted. However, 'Glampers' should be encouraged to take public transport, and be provided with information with their tickets to indicate where public transport links are located.</li> <li>The applicant should consider providing station shuttle buses (dial a ride, or periodic pick-ups).</li> <li>The proposed ticket subsidies for people that arrive on bike, taxi, Uber, or public transport is supported. However, more details need to be provided to clarify how this would work and be enforced by the organisers.</li> </ul>	See traffic management plan.  An on-demand shuttle service will be provided by the Vikings RC.  Subsidies can not being offered as camping will be pre-paid, however, the shuttle service is a free inclusion.	Complies
<u>Local Access for Residents and Businesses</u> <ul style="list-style-type: none"> <li>The applicant will need to outline how local access will be maintained for local residents and businesses that will be impacted by proposed 'Glamping'.</li> </ul>	No road closures are proposed in conjunction with the use of the site for camping.	Complies.
<u>Waste Collection, Deliveries and Servicing</u> <ul style="list-style-type: none"> <li>Waste collection details are to be provided, such as the location of the bins for storage and collection, method of collection, and size of collection vehicle.</li> <li>The applicant will need to clarify delivery arrangements and provide details of the sizes of delivery and service vehicles.</li> </ul>	A waste management plan has been provided detailing waste servicing.	Complies.

Condition	Response	Complies
<p><u>Contaminated Land</u></p> <ul style="list-style-type: none"> <li>The proposed development site has "Contaminated Land" notation due to past uses and also adjacent site had UST and uncontrolled fill material may have potentially caused land and/or groundwater contamination.</li> </ul>	<p>The application does not propose the erection of any buildings nor any ground disturbance.</p>	<p>Noted.</p>
<p><u>Building and Health</u></p> <ul style="list-style-type: none"> <li>The number of sites and persons accommodated will need to be provided, the site plan should identify the separating distance between each site to limit the potential for fire spread onsite in compliance the requirements of section 91 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 as such a minimum 2.5 metres between glamping tents.</li> <li>The number of amenities and toilets accommodated will need to will need to be provided to ensure compliance with the requirements of sections 107, 108, 113, 114, 116, 117 &amp; 118 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.</li> <li>Information regarding the provision for fire safety and firefighting onsite to be provided for, including smoke alarms and access to fire hose reels, fire hydrants.</li> <li>Is it proposed to permit the use of LPG cooking/heating appliances within the glamping sites if so, what controls are proposed to protect the site against fire risk?</li> <li>Details of the site/event-specific waste management plan.</li> <li>Details of the proposed lighting plan of the site in accordance with section 100 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.</li> <li>Details of the structural soundness of the glamping tents from a practising structural engineer including compliance with sections 142 &amp; 143 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.</li> </ul>	<p>As the site is considered a primitive camp ground, Section 91 of the LG Regulation 2021 does not apply.</p> <p>Amenities have been provided in accordance sections 107, 108.</p> <p>The site has been designed with consideration to amenity and safety.</p> <p>The site as a sportsground has adequate stadium lighting.</p>	<p>Complies.</p> <p>See discussion at <b>Section 6.2.1</b></p>
<p>Section 73 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 indicates no separate Local Government Act 1993 approval is required if the event operates for less than 6 weeks if supported by a Development Application</p>	<p>Noted, per discussion at <b>Section 3.3</b></p>	<p>Complies</p>
<p>All food outlets operating at the event must have a valid Food Business Notification number issued by Wollongong City Council and comply with NSW Food Authority's Guidelines for Food Handling at Temporary Events/Guidelines for Mobile Food Vending Vehicles. Details of how this will be supervised and coordinated must be included with the application.</p>	<p>See operations plan</p>	<p>Complies</p>
<p><u>Site Security</u></p> <p>The Submission is to include details top security measures to be undertaken but prior to and cheering the event. as a minimum the security plan is to demonstrate had a site is to be secured, safety of patrons and visitors to the site procedures in dealing with unruly behaviour. the plan should also demonstrate safety and security around the environs of the site for patrons, staff whole volunteers and any visitors to the site. The security plan is to be prepared by suitably qualified expert.</p>	<p>See discussion at <b>Section 6.2.1</b> and operations plan</p>	<p>Complies</p>

## 2.5 Owner's Consent

The site is owned by Wollongong City Council, and is classified as Community Land.

Vikings RC maintains these premises as lessee of the land from Council and are responsible for maintaining the licensed area including the playing surfaces, lighting and building/s. The current licence valid until 2035 and encourages "use by others".

Consent has been requested from Council's Property Services Department for the proposed use on the site.

## 3 State and Regional Planning Framework

### 3.1 Environmental Planning and Assessment Act, 1979

Section 4.46 of the Environmental Planning and Assessment Act (EP&A Act) identifies development that is 'integrated development'. Integrated development is development that, in order for it to be carried out, requires development consent and one or more specific approvals under another Act. **The proposed development is not integrated development.**

### 3.2 State Environmental Planning Policy (Resilience and Hazards) 2021

#### 3.2.1 Chapter 2 Coastal Management

The Coastal Management chapter aims to protect, manage and preserve natural, cultural, recreational and economic attributes of the NSW Coast and marine area. The site is located within the Coastal Environment and Coastal Use areas.

As detailed elsewhere within this report, due the nature of the proposal being temporary events only, it is not expected to increase the risk of coastal hazards on the subject land or any other land. **Complies.**

#### 3.2.2 Chapter 4 Remediation of Land

Chapter 4 requires Council to consider the possibility of contamination on land that is the subject of a development application. Clause 4.6 of the SEPP specifies that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Council records identify the site and adjacent land as being potentially contaminated due to past uses and uncontrolled fill material having potentially caused land and/or groundwater contamination.

The proposed development involves the placement of temporary structures on the existing open space. The proposed use does not involve any earthworks or other disturbance of land. There is no likelihood of works which would risk human health or the environment. Council can be satisfied that the proposal is **consistent** with the requirements of Chapter 4.

### 3.1 Water Management Act 2000

The Water Management Act 2000 (WM Act) controls use of and impacts to water resources in NSW. Under Clause 91E(1) of the WM Act a controlled activity approval (CCA) is required for carrying out works within 40m of a watercourse.

**controlled activity** means—

- (a) *the erection of a building or the carrying out of a work (within the meaning of the Environmental Planning and Assessment Act 1979), or*
- (b) *the removal of material (whether or not extractive material) or vegetation from land, whether by way of excavation or otherwise, or*
- (c) *the deposition of material (whether or not extractive material) on land, whether by way of landfill operations or otherwise, or*
- (d) *the carrying out of any other activity that affects the quantity or flow of water in a water source.*

**work** is defined by the EP&A Act as including

*any physical activity in relation to land that is specified by a regulation to be a work for the purposes of this Act, but does not include a reference to any activity that is specified by a regulation not to be a work for the purposes of this Act.*

*The **carrying out** of a work includes—*

- (a) *the renewal of, the making of alterations to, or the enlargement or extension of, a work, or*
- (b) *enclosing a public place in connection with the carrying out of a work.*

The proposed works involve the placement of temporary structures within 40m of the watercourse. The works do not involve the disturbance of land, or other physical activity in relation to land. The works do not involve the renewal of, the making of alterations to, or the enlargement or extension of, a work. The site is

already fenced and the works therefore do not involve enclosing a public place. All food and amenity services provided within the site will be self-contained and will not require deposition of material. **It is therefore considered that the requirement for a CAA is not triggered.**

## 3.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

### Chapter 2 Infrastructure

#### 2.119 Development with frontage to classified road

The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that

- (2)(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
- (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*
  - (i) the design of the vehicular access to the land, or*
  - (ii) the emission of smoke or dust from the development, or*
  - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
- (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The proposal is development for the purpose of temporary camping uses on land adjacent to Springhill Road. The proposed use involves the placement of up to 60 (sixty) tents, accommodating a maximum of 160 people who are expected to travel by carpool and public transport.

A Traffic Management Plan has been developed for the use of Vikings Oval during the UCI event. Vehicular and pedestrian access to the site is from Swan Street, 85m from the intersection with Springhill Road. However, the Vikings Oval site will be closed to general traffic and only be accessible to emergency and service vehicles during the UCI event. Attendees will be encouraged to utilise active or public forms of transport. Due to the tourism nature of the event, it is expected that many attendees will either not have their own vehicle, will be carpooling, utilising public or private transport, or using personal bicycles. Where attendees do drive, parking is available at Coniston Football Club (over 100 spaces) and on local streets. An on-demand shuttle service provided by the event operators will be available between parking and/or public transport locations.

As part of the cycling route, Springhill Road will experience disruption during the UCI event and will be subject to road closures on Saturday 24 September and Sunday 25 September.

**It is therefore considered that the proposed use satisfies the considerations of section 2.119.**

#### 2.122 Traffic-generating development

This section applies to development that involves a new premises or an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.

This application is for the temporary use of land, and does not involve a new premises, new permanent use, nor the enlargement or extension of an existing premises. Furthermore, it is not anticipated, given the capacity of the site, that it will result in the generation of over 50 vehicles per hour. **Not applicable.**

## 3.3 Local Government Act 1993 No 30

In accordance with Chapter 6 of the *Local Government Act 1993* (LGA), all public land must be classified. Vikings Oval is public land, owned and operated by Council. The site is currently classified as *community land* and an active Plan of Management subsequently applies to the site, see discussion at **Section 5.1**.

The LG Act (1993), Section 68 outlines the general activities that require approval of Council. *Part F – Other Activities (2)* states that the *operation of a caravan park or camping ground* requires approval.

Per the prelodgement notes, Section 73 (3) of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 indicates no separate Local Government Act 1993 approval is required operate a caravan park or camping ground.

Additionally, Part D – Community Land states that engaging in a *trade or business* requires approval, this being applicable to the provision of food trucks. It is noted that the provision of food trucks does not form part of this application. Any required approvals for food will be completed separately by or on behalf of the vendors.

### 3.4 Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021

This Regulation is repealed on 1 September 2022 and will not be applicable at the time of the event.

Section 73 (1) requires a campground be designed, constructed, maintained and operated in accordance with Division 3, Subdivisions 1–8. As the subject site can not comply with Subdivisions 1-8, it is assumed that it can be classified as a primitive camp ground. Therefore, Section 73 requires a primitive campground be designed, constructed, maintained and operated in accordance with Division 3, Subdivision 9. Section 73 (3), however, states that

*“This section does not apply to the operation of a caravan park or camping ground if the caravan park or camping ground is being operated—*

- (a) solely in connection with the use of the land for a sporting, recreational or cultural event, and*
- (b) for a period of no more than 6 weeks.”*

The design requirements of Subsection 9 are therefore **not applicable**, however, a discussion on the amenity of the temporary camp site and its alignment to this regulation has been provided at **Section 6.2.1**

### 3.5 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Food trucks are proposed in order to provide food and drink options to campers and attendees. The carrying out of the retail sale of food, drinks and related products from a mobile outlet such as a food truck, van, cart or other similar vehicle is Exempt development under Part 2 Exempt Development Codes Subdivision 27A Mobile food and drink outlets.

It is additionally noted that Council has a draft mobile food vending policy. However, the draft Policy does not apply to any food truck or food van that is operating pursuant to a sporting ground licence issued by Council.

**Complies.** This application relates to the temporary use of the site for camping.



## 4 Wollongong Local Environmental Plan 2009

Wollongong Local Environmental Plan 2009 (WLEP) is the primary planning instrument for the Wollongong Local Government Area. This section addresses the relevant Clauses of WLEP.

### 4.1 Site Zoning

The land is situated within the RE1 Public Recreation zone under WLEP 2009. The zoning of the subject site and surrounding land is shown in **Figure 4.1** below.

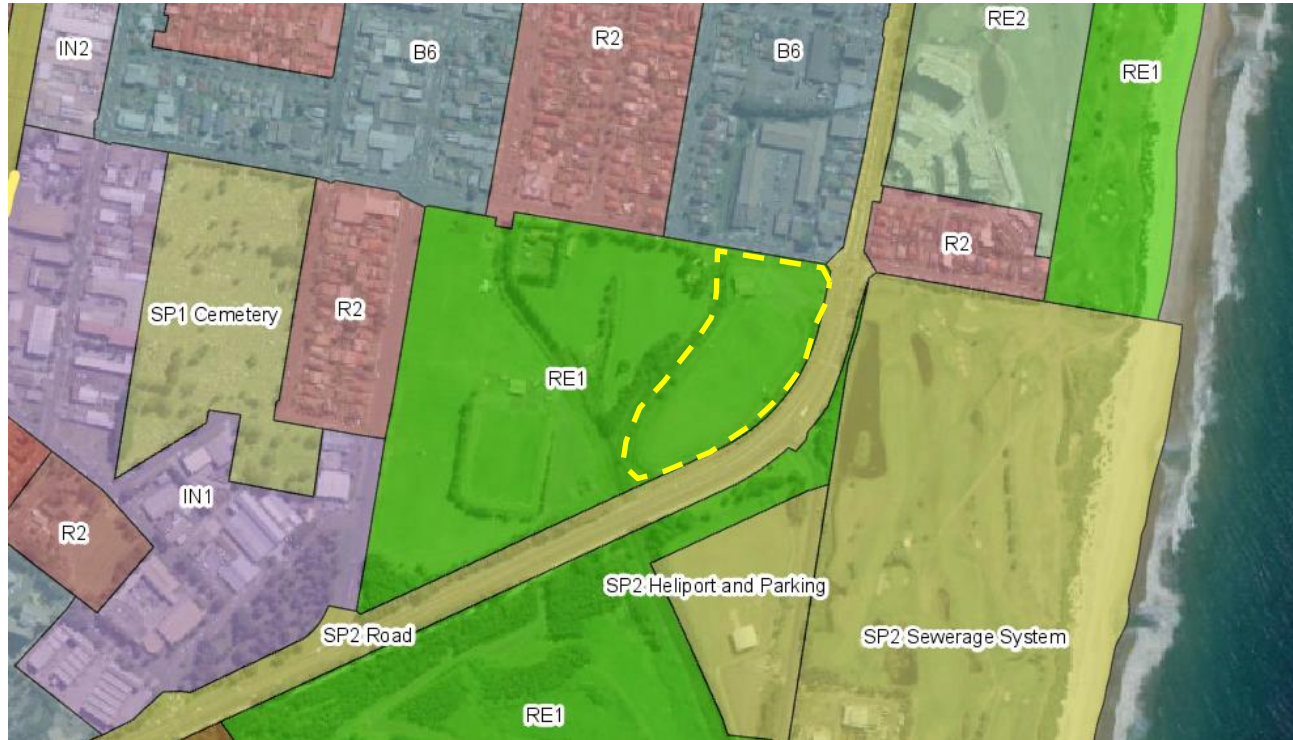


Figure 4-1 Land zoning of site and surrounds (NSW Planning Portal)

### 4.2 Permissibility of Proposed Development and Zone Objectives

#### 4.2.1 Clause 2.8 Temporary Use of Land

Camping grounds are a permitted use in the RE1 zoning under WLEP, however, this application is seeking approval for the temporary use of the land to allow camping as a temporary use.

Temporary use of land is permitted under clause 2.8 of WLEP 2009. This allows development on land in any zone for a temporary use for a maximum period of 52 days (whether or not consecutive days) in any period of 12 months. The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, have detrimental economic, social, amenity or environmental effects on the land and will not adversely impact on any adjoining land or the amenity of the neighbourhood.

The proposed temporary use will be located within an existing sports ground and will involve the erection of temporary camping facilities, being tents, toilets and showers. It will not require the clearing of any trees or vegetation, nor the erection of any new structures, therefore allowing the site to be left in the same condition as prior to the use. The proposed use will not compromise the ongoing use of the land as a sports ground, nor will it adversely impact on any adjoining land or the amenity of the neighbourhood in an unreasonable or permanent manner.

#### 4.2.2 Zone Objectives

The objectives of the RE1 Public Recreation zone are:

- > To enable land to be used for public open space or recreational purposes.
- > To provide a range of recreational settings and activities and compatible land uses.

- > To protect and enhance the natural environment for recreational purposes.
- > To cater for the development of a wide range of uses and facilities within open spaces for the benefit of the community.

The proposed development is permissible under Clause 2.8 Temporary use of land. This temporary use of land is consistent with the objectives of the zone. The proposed use is complimentary and compatible with the site's sporting uses by providing additional uses that will operate outside of the rugby season, broadening the recreational uses and public benefit of the site.

### 4.3 Miscellaneous Provisions

#### Clause 5.21 Flood Planning

Council's records indicate the property is Flood Affected. The extracts from the Wollongong City flood study maps show that the site is almost completely inundated during a 5% flood event, with the exception of the embankment and the clubhouse which remain exposed even in a PMF event.

The proposed use of the site as a temporary camping ground will not adversely affect flood behaviour. The site has a wet weather cancellation policy as well as an evacuation procedure. See discussion at **Section 6.2.2.**



Figure 4-2 Extract from Wollongong City Flood Study (2019) Scenario ID2 "Design" blockage factor peak flood depth – 5% AEP event.

### 4.4 Local Provisions – General

#### Clause 7.1 Public utility infrastructure

The objective of this clause is to ensure that sufficient infrastructure is available to service development. The site has access to required power, sewer and water. Toilet and shower services will be self contained with waste water tanks which will be serviced regularly and will not need to deposit any waste on site.

**Complies.**

#### Clause 7.2 Natural resource sensitivity - biodiversity

The western extent of the site is mapped as containing natural resource sensitivity- biodiversity, see **Figure 4-3.**

The proposed temporary use is separated from this area by a ~2m high embankment around the perimeter of the site. Furthermore, the development proposes the erection of temporary structures and does not involve the erection of any buildings nor any ground disturbance. The development is unlikely to have any impact on these areas of sensitivity. No permanent work is proposed as part of this application, and the site



will be required to be returned to its original state following any event, enforced through the collection of a bond. As such, no impacts on biodiversity land is expected. **Complies.**



Figure 4-3 Natural resource sensitivity - biodiversity map (NSW Planning Portal)

#### Clause 7.4 Riparian lands

A heavily vegetated riparian corridor borders the western boundary of the site (see **Figure 4-4**).

The proposed temporary uses will be separated from the watercourse by a ~2m high embankment around the perimeter of the site. Furthermore, the development proposes the erection of temporary structures and does not involve the erection of any buildings nor any ground disturbance. The development is unlikely to have any impact on these areas of sensitivity. No permanent work is proposed as part of this application, and the site will be required to be returned to its original state following any event, enforced through the collection of a bond. As such, no impacts on riparian land is expected. **Complies.**



Figure 4-4 Riparian lands map (NSW Planning Portal)

#### Clause 7.5 Acid Sulfate Soils

The site is mapped as containing Class 3 acid sulfate soils. The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

A contamination assessment was prepared in June 2019, which included an acid sulphate soil assessment. The results of the ASS testing undertaken do not indicate the presence of acid sulfate conditions at the test pits around the clubhouse. The proposed development does not involve any disturbance of the ground and it is therefore considered that an acid sulfate soil management plan is not warranted. **Satisfied.**

## 5 Wollongong Local Policy

### 5.1 Community Land Plan of Management 2022

In accordance with Section 36 of the Local Government Act 1993 (LG Act), Council's Community Land Plan of Management 2022 (PoM) applies to most Council owned land. Under this PoM, Vikings Oval is categorised as a Sportsground.

The Core Management Objectives as defined for sportsgrounds under the LG Act are:

- > To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.
- > To ensure that such activities are managed having regard to any adverse impact on nearby residences.

The PoM lists uses and developments that are permissible on Community land, on the premise that they are compliant with council policies, supporting documents and relevant legislation, appropriate for the site and its zoning, and consistent with the core objectives for the community land category. Under the PoM, permissible uses on Sportsgrounds include short term event related camping.

The proposed use of Vikings Oval for temporary event camping is catalysed by the UCI cycling event. This will encourage recreation pursuits by actively supporting accessibility for participation and spectatorship at the UCI event and providing critical accommodation infrastructure. Additionally, it provides a community sports club the opportunity to raise much needed funds, while promoting its facilities within the sporting community.

Neighbourhood amenity has been addressed throughout this report, particularly at **Section 6.2**, as well as having previously been considered for this site in the assessment of DA-2020/620 as discussed in **Section 1.3**.

### 5.2 Wollongong Development Control Plan 2009

Wollongong Development Control Plan (WDCP) 2009 applies to all development in the Local Government Area and is divided into numerous chapters. The manner in which the proposed development complies with the primary controls and relevant standards of 'Chapter C4: Caravan Parks, Camping Grounds and Manufactured Home Estates' is outlined in this Section.

The other relevant chapters of WDCP 2009 are also applicable to the development and are addressed in Section 6 of this Statement (as referenced below):

- > Chapter A2: Ecologically Sustainable Development
- > Chapter E13: Floodplain Management
- > Chapter E23: Riparian Land Management
- > Chapter E7: Waste Management

Table 5-1 Chapter C4 - Caravan Parks, Camping grounds and Manufactured homes

Provision	Comment	Compliance
<b>6 DEVELOPMENT CONTROLS - CARAVAN PARKS &amp; CAMPING GROUNDS</b>		
<b>6.3 Maximum Number of Short –Term and / or Long-Term Sites</b>  The location of the short-term and long-term sites shall be clearly shown on the site plan.	Refer to site plan	<b>Complies</b>
<b>6.4 Minimum Building Line Setbacks to Public Roads, Foreshore Areas and Boundaries to other lots not associated with the Development</b>  10 metre setback from any public road and at least 3 metres to any other boundary.	The minimum distance to any proposed temporary structure is  68m from Swan Street and  16m from Springhill Road	<b>Complies</b>

10 metre setback required for any dwelling site or community building from the mean high water mark or any prescribed foreshore building line	A minimum of 16m is provided to the watercourse, which is additionally separated by an embankment	<b>Not applicable</b>
The internal access road must be at least 6 metres for a two-way access road and at least 4 metres for a one-way access road	Internal access is provided for emergency vehicles only.	<b>Complies.</b> <b>See site plan</b>
<u>6.5 Community Amenities / Facilities</u> A minimum of 10% of the total site area to be reserved for recreation or other communal activities. The provision of other recreational facilities such as tennis courts and / or swimming pools is encouraged	This is not considered necessary due to the unique nature of the activity, however, the site contains ample open space and a clubhouse.	<b>N/A</b>
<u>6.6 Car Parking</u> A caravan park or camping ground shall provide a minimum of one (1) resident car parking space per dwelling site or camping site. 1 visitor parking space for each 20 (or part thereof) camp sites in the caravan park or camping ground	Parking has been addressed at <b>Section 6.2.4.</b>	<b>Variation sought</b>
<u>6.7 Development on Flood Liable Land</u> A flood study will be required to be submitted with a Development Application for any proposed caravan park and / or camping ground upon flood liable land. The flood study is recommended to be prepared by a suitably qualified civil engineer who is experienced in the preparation of flood studies.	The site is known to be flood affected. Council has requested a cancellation policy be applied for the camping use in the case of extreme weather. It is therefore considered this clause has been addressed.	<b>Complies.</b>



## 6 Section 4.15(1) – Matters for Consideration

### 6.1 The provisions of:

#### 6.1.1 Any environmental planning instrument

**Sections 3 and 4** detail how the proposed development satisfies the provisions of the applicable State and local planning instruments. The proposal for the temporary use of land is permitted under Clause 2.8 of WLEP 2009.

#### 6.1.2 Any development control plan

Section 5 of this Statement details how the proposal complies with the applicable chapters of the WDCP 2009, namely Chapter C4: Caravan Parks, Camping Grounds and Manufactured Home Estates.

### 6.2 Likely Impacts of the Development and Suitability of the Site

#### 6.2.1 Site Amenity & Safety

The 3.4 Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 (The Regulations) specify requirements for the provision of primitive camp grounds. These are not required to be met due to the nature of the event being in *connection with the use of the land for a sporting, recreational or cultural event, and for a period of no more than 6 weeks*. However, the relevant provisions have been used as base criteria to provide the subject site with an appropriate level of safety, amenity and fire safety as follows.

*(1) The maximum number of designated camp sites in a primitive camping ground must not exceed an average of 2 for each hectare in the camping ground.*

*(3) (d) a tent must not be permitted to be installed within 6 metres of a caravan, campervan or an annexe or within 3 metres of another tent,*

*(e) the camping ground must be provided with a water supply, toilet and refuse disposal facilities as specified in the approval for the camping ground,*

*(h) fire fighting facilities required by the approval must be provided at the primitive camping ground.*

There are two designated camping areas provided in the site plan, one being located on the football field itself, and the other located on the open space at the south western end of the football field. Each of these sites contains 30 tents and have been designated an amenities area providing toilets and showers. These meet the requirements of the DCP, as discussed in Section 5.2 above. Each tent has a minimum spacing of 2.5m, and has been placed to provide access through the site for emergency vehicles, as well as being placed to provide distance between the camping areas and amenities. Garbage bins will be placed around the camp site, to be managed in accordance with the operations plan written by the Vikings RC. Potable water supply is available from the within the clubhouse and its internal changerooms.

The use of LPG cooking/heating appliances will be prohibited in the camping area; this will be advertised to attendees and will be enforced by security. Access has been provided for emergency vehicles, access to fire hose reels, fire hydrants is available at the clubhouse and on the street. Portable fire extinguishers are available in the clubhouse, with additional being procured. Security will be provided per the operations plan, and will include gate keepers and roaming personnel.

#### 6.2.2 Flooding and stormwater

The development is subject to Chapters E13 (Floodplain Management) and E14 (Stormwater Management) of the Wollongong Development Control Plan (WDCP) 2009 and the Wollongong Floodplain Risk Management Study dated 2019.

The site has existing stormwater arrangements. The proposal does not involve the construction of a building nor any change to the existing drainage.

Council's records indicate the property is Flood Affected. The extracts from the Wollongong City flood study maps show that the site is almost completely inundated during a 5% flood event, with the exception of the embankment and the clubhouse which not impacted even in a PMF event.



As a long term lessee of the site, Vikings RC has an in depth knowledge of weather impacts on the grounds. The site has a wet weather cancellation policy which is the preferred method of managing risk, as well as an evacuation procedure in the case of an emergency.

A Cancellation policy has been incorporated into the site's operational plan which states that a camping activity will not be held where there is a likelihood of extreme weather events (extended rain, extreme rain, or flood risk) to the site or following a heavy rainfall occurrence where the land is severely waterlogged. This policy stipulates liaison with Bureau of Meteorology and State Emergency Service as required to monitor the intensity of a weather event leading up to the occasion. Council, as the licensor will have the final decision making power. Furthermore, in the event of an emergency, an evacuation plan is in place. In the event of an emergency flood situation, patrons will be evacuated from the camp grounds via the elevated embankments to the clubhouse.

### 6.2.3 Neighbourhood Amenity

The site is screened from the majority of the surrounding areas by a vegetated embankment, providing both visual and acoustic buffer. An approximate 2-3m high embankment surrounds the vast majority of the site, with the exception of the Swan Street frontage. The Swan Street frontage contains established street trees and boundary plantings, and will have a 68m setback provided between the property boundary and the closest proposed temporary structure.

The surrounding locality has a diverse visual identity, with a mixture of open space, infrastructure, industrial uses and residential development. The proposed use for a temporary glamping will provide an activation and revitalisation of an otherwise underutilised site.

It is expected that there will be some noise emissions from the use of the site as a temporary camping ground, however, this will be negligible in comparison to major events that have recently been assessed as suitable for the site under DA-2020/620.

The duration of the proposed use is short, and temporary in nature. It is considered that any loss to amenity is minimal and is mitigated by the benefits to the community and region that will come from the proposed UCI event. These include the activation of the site and the improvements that come with this, as well as the increased utilisation of this space to be of higher benefit to the broader community.

### 6.2.4 Parking

A variation is sought for the parking requirements under Chapter C4: Caravan Parks, Camping Grounds and Manufactured Home Estates of WDCP. Clause 6.6 Car Parking requires the provision of one parking space per camp site (60), and one visitor parking for every 20 camp sites (3), resulting in a total requirement for 63 parking spaces. This application seeks to rely on off site and street parking, shuttle buses and public transport.

The objectives of this DCP chapter are:

- (a) To outline the statutory approval process framework for the establishment and operation of caravan parks, camping grounds and manufactured home estates;*
- (b) To provide development guidelines which support the provisions of State Environmental Planning Policy No. 21 – Caravan Parks and State Environmental Planning Policy No. 36 – Manufactured Home Estates,*
- (c) To ensure that sufficient services and community support facilities are provided to any long-term permanent residents within a caravan park or manufactured home estate and / or are within close proximity to the site.*

The proposed variation does not jeopardise the objectives of the DCP Chapter C4.

Coniston Football Club (FC) is the lessee of the adjacent land at the south western area of JJ Kelly Park (see **Figure 6-1**). In agreement with Coniston FC, this parking area will be used as the primary parking location for guests' vehicles. An on demand shuttle service will be provided to transport guests to the camp site.

In addition to the parking available at Coniston FC, the local street network provides ample opportunity for parking. The surrounding area generally contains public open space and a cemetery, low density residential dwellings and light industrial uses which do not have an intensive demand for parking.

As the UCI event is a tourism based event, the use of active and public transport to the Vikings Oval will be encouraged. To encourage active transport and the use of bikes, a secure bike storage area will be

provided in the existing car park area. Additionally, ticket subsidies will be provided to guests who utilise 'other' forms of transport.

It is anticipated that many guests will be arriving by train or will be carpooling. Where guests are driving, it is intended that parking is to occur on the surrounding local street network. A shuttle bus provided by the Vikings RC will transport camp ground guests to and from their arrival point (train station or parking place), with arrival times being coordinated with the guests.

While it is acknowledged that this public on-street parking may be relied upon by residents and businesses in the area, it is considered that the public on-street parking is relied upon equally by the site's use as a recreational area. The rugby season finishes in early September, and therefore the parking capacity for the sports grounds on the street network will be freed up.



Figure 6-1 Location of parking at Coniston Football Club (red) in relation to Vikings Oval (yellow)

#### 6.2.5 Traffic & Access

The site is accessed from Swan Street via an entry gate which is located 85m from Springhill Road, a classified road.

Camping uses on the site will be managed in accordance with an event specific traffic management plan.

Vikings Oval will be closed to all vehicular access during the UCI event, with the exception of the site's shuttle bus, servicing vehicles, food trucks and emergency vehicles. The gate on Swan Street will be staffed by qualified security who can ensure the safe and occasional passage of these vehicles as required.

Bump in / bump out of the camp ground will occur outside of the operating dates of the camp ground and will not conflict with pedestrian access to the site.

Preliminary correspondence with TfNSW has raised the questions of access to the onsite gym, as well as the potential for queuing back to Springhill Road from the site gate. Members of the gym are already aware of the intended disruption to the parking and the local road network, and are being encouraged to utilise public or other methods of transport for the duration of the camping use. Traffic queues into the site are not expected, as vehicular access is not available to guests. A traffic control person will be stationed at the site's gate.

The camp site accommodates a maximum of 60 tents and with many of the guests expected to arrive via public transport or in shared cars, it is anticipated that the impact on local residents will not be significant, will be short term and will be an acceptable level of impact given the wider benefits of the use.

#### 6.2.6 Waste Generation and Disposal

Waste management will occur in accordance with an event specific waste management plan.

The Viking's UCI camping site will contain bins throughout the site which will be consolidated into a skip bin at the site's entrance. This will be serviced daily at the front gate by Remondis who are the existing contractor for the site.

The toilet and bathroom amenities blocks will be 'stand-alone running' – which have a built-in water and waste tank. These will be serviced daily.

#### **6.2.7 Council Assets**

The ongoing use of Vikings Oval as a football field is of the utmost importance to the Vikings Rugby Club, who therefore have a vested interest in protecting Council's assets under their care.

Vehicular access to the site has been limited to essential services to protect the playing field, however, access by trucks over the playing surface has the potential to damage the playing surface in the event of wet weather. Under the site's flood management policy, the event is required to be cancelled in the event of extreme weather. Event deck flooring has been secured if required to protect the grounds.

Council is invited to condition the requirement of a dilapidation report and make good works where required.

#### **6.2.8 Ecologically Sustainable Development**

Council encourages the application of ecologically sustainable development (ESD) for all development in the Wollongong local government area. The proposed use is low impact and will not affect any areas of biological diversity.

Within the site, waste facilities are provided that encourage recycling, and existing potable water services will be utilised. Guests will be encouraged to adopt a 'leave nothing' philosophy.

Food trucks will be required to manage their own waste and to only use biodegradable or recyclable products (no single use plastic).

### **6.3 Suitability of the Site for the Development**

Whilst the overall site is traversed by riparian corridors and is flood affected, the proposed temporary use will not require the removal of vegetation nor the construction of additional buildings. A cancellation plan is in place for extreme weather to mitigate flood risks. The proposed development will allow for a temporary use that is complimentary to the site's primary purpose as community land and a sports field. Accordingly, there are no identified site constraints which would prevent the proposed use on Vikings Oval.

## 7 Summary and Conclusion

---

This Statement of Environmental Effects confirms that the matters for consideration have been satisfied. The development will comply with relevant planning legislation as the proposed temporary use is permissible under Clause 2.8 of the Wollongong Local Environmental Plan 2009. The proposed development will be located within an established sports field. It will not require the removal of any trees or vegetation, nor the erection of any new structures. The proposed use will not compromise the future development of the land, nor do they detract from the agricultural capabilities of the land.

The proposed use provides accommodation in support of the sporting community and tourism industry. It will assist in the showcasing of Wollongong as a 'world class' destination for tourism, cycling and sporting and events. It will activate an underutilised space, contributing to the activation and vitality of Wollongong's city centre, contributing to the social and economic strength of the community.

The campsite, and management thereof, has been sited and designed to decrease impacts on neighbours. The duration of the proposed use is short, and temporary in nature. It is considered that any impacts to amenity is minimal and is mitigated by the benefits to the community and region that will come from the proposed UCI event. These include the activation of the site and the improvements that come with this, as well as the increased utilisation of this space to be of higher benefit the broader community. Accordingly, council approval is sought.



APPENDIX

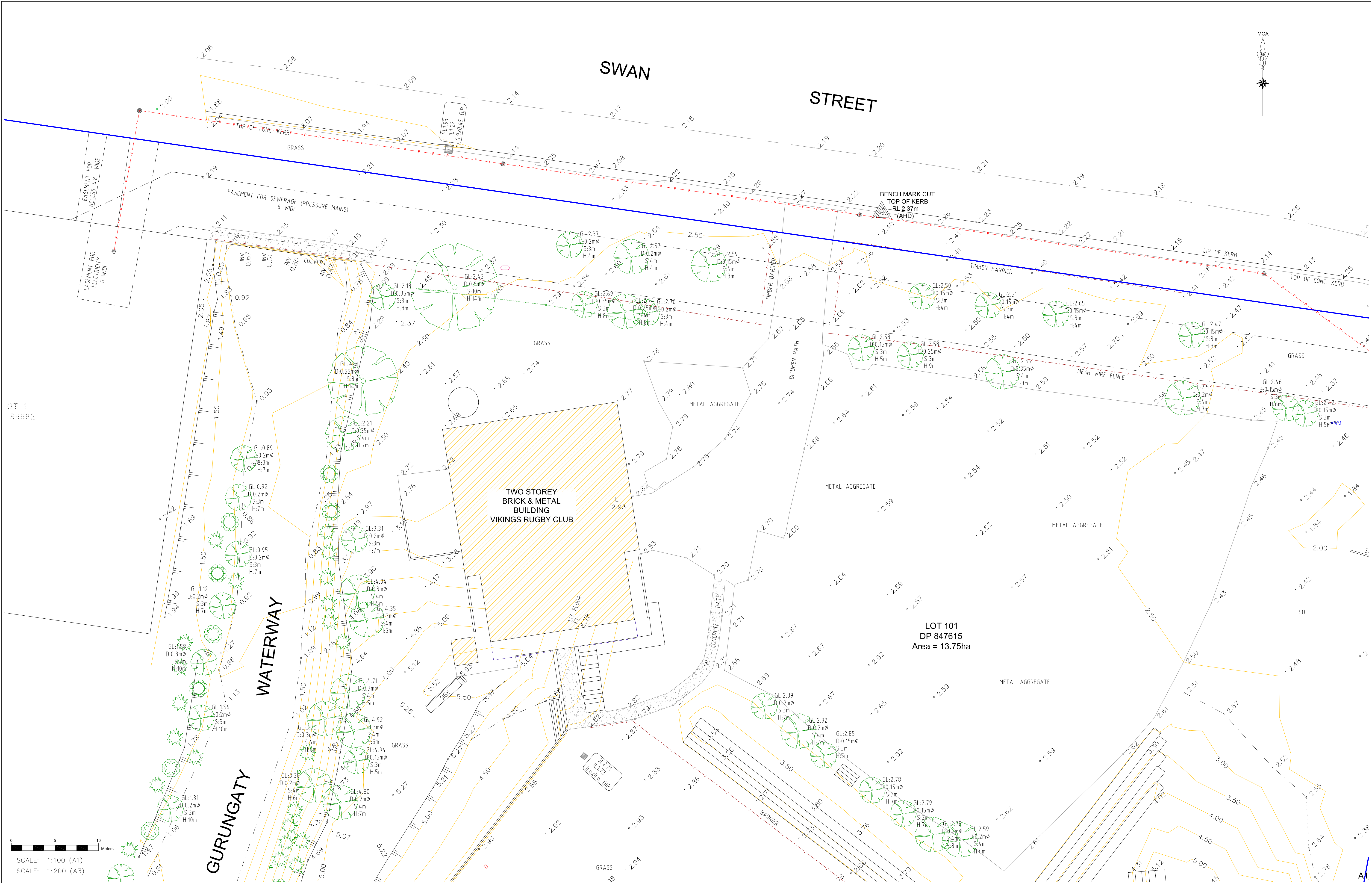
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SITE SURVEY



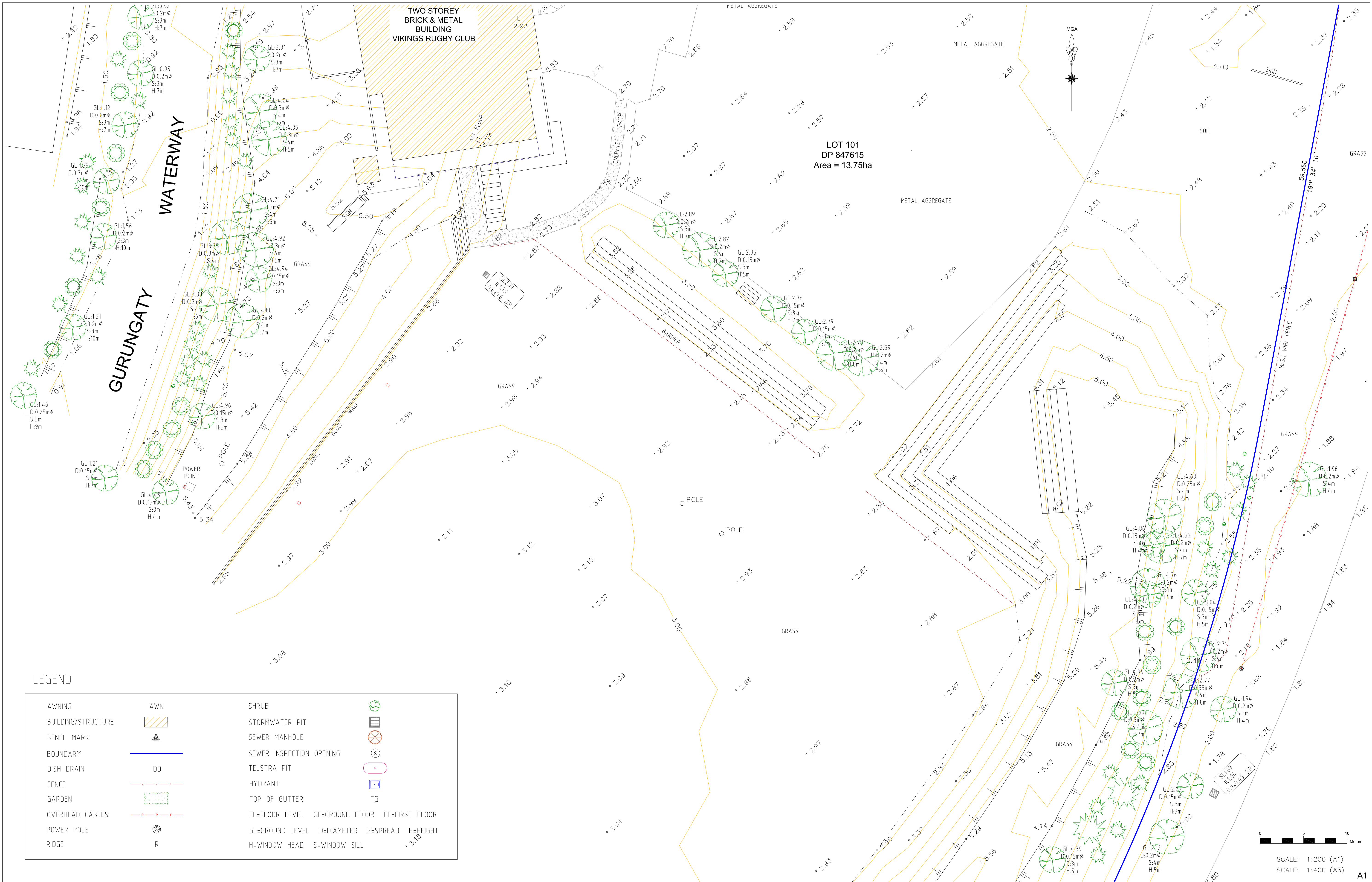
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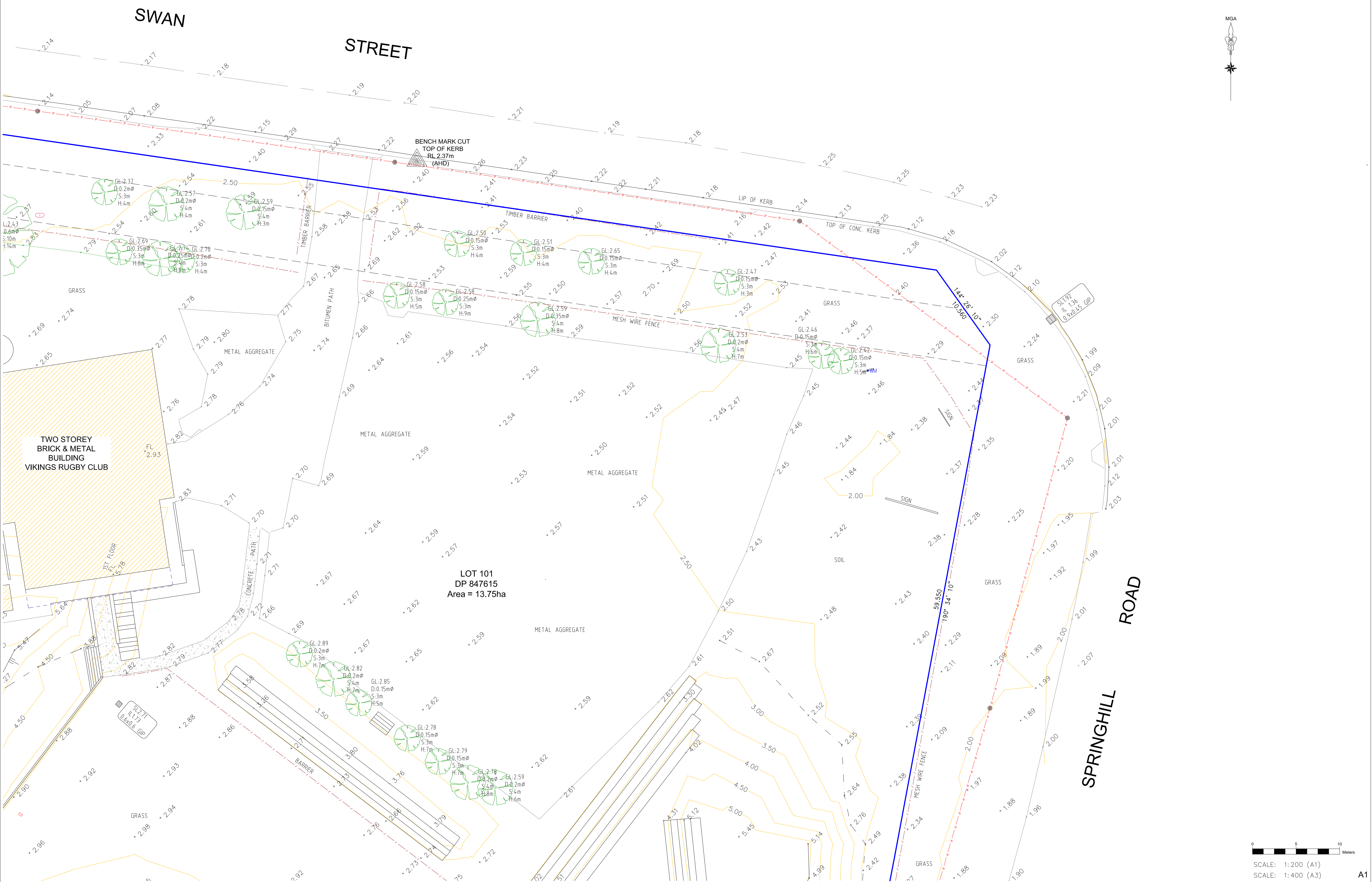


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				<div>CLIENT : VIKINGS RUGBY CLUB</div>	<div>DRAWING No. : 1379Det.dwg</div>
				<div>DATE : 19 March 2019</div>	<div>JOB REF : 1379Det</div>









<div>NOTES:</div> <div>0.5m AND 1m CONTOURS SHOWN.</div> <div>THIS PLAN IS PREPARED FOR DETAIL AND LEVEL PURPOSES ONLY AND THE BOUNDARIES OF THE LAND HAVE NOT BEEN FIXED BY SURVEY. THE INFORMATION SHOWN ON THIS PLAN MUST NOT BE USED FOR CONSTRUCTION SETOUT.</div> <div>THIS IS NOT A "SURVEY" AS DEFINED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT 2002.</div>	<div>THIS SURVEY IS LIMITED TO THOSE PARTS OF THE SUBJECT BUILDING AND OTHER IMPROVEMENTS THAT WERE VISIBLE AND ACCESSIBLE AT THE TIME OF SURVEY.</div> <div>ANY STRUCTURES RELATED TO PHYSICAL FEATURES SUCH AS BUILDINGS, POOLS, DRIVEWAYS, TREES, WALLS AND STAIRS MUST BE CONFIRMED PRIOR TO FINAL DESIGN.</div> <div>ONLY VISIBLE SERVICES HAVE BEEN LOCATED AND NO DBYD INFORMATION HAS BEEN INVESTIGATED. ALL SERVICES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.</div>	<div>THE TITLE DIMENSIONS SHOWN ARE TAKEN DIRECTLY FROM INFORMATION PROVIDED BY LAND AND PROPERTY INFORMATION PLANS AND ARE SHOWN ON THE ORIENTATION SPECIFIED ON THIS PLAN. THESE DIMENSIONS ARE SUBJECT TO CHANGE ON COMPLETION OF A FINAL SURVEY.</div> <div>NEIGHBOURING HOUSES, ROOF POSITIONS, RIDGE POSITIONS AND WINDOW DETAILS ARE APPROXIMATE ONLY.</div> <div>ORIGIN OF RL'S: PM 5176 - RL 2.378 (AHD)</div>	<div><div><div></div><div>PINNACLE LAND SURVEYORS</div></div><div><div>PO Box 112 Baulkham Hills NSW 2153</div><div>Suite 104, Level 1 447 Victoria Street, Wetherill Park NSW 2164</div><div>(02) 9686 2548 (02) 9844 5445 office@pinnaclesurveyors.com.au</div></div><div><div><div></div><div>DIAL BEFORE YOU DIG</div><div>www.1100.com.au</div></div><div>VISIT US AT: www.pinnaclesurveyors.com.au ABN 5907086534 © Pinnacle Land Surveyors Pty Ltd</div></div></div>	<div>PROJECT : DETAIL AND LEVEL SURVEY AT VIKINGS RUGBY CLUB, PORT KEMBLA ROAD, WOLLONGONG</div> <div>CLIENT : VIKINGS RUGBY CLUB</div>	<div>SHEET 3 OF 3</div>
					<div>DRAWING No. : 1379Det.dwg</div>
					<div>JOB REF : 1379Det</div>
					<div>DATE : 19 March 2019</div>



APPENDIX

B

SITE PLAN



now

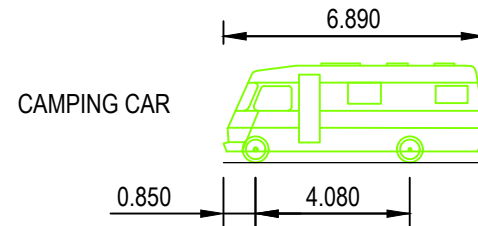




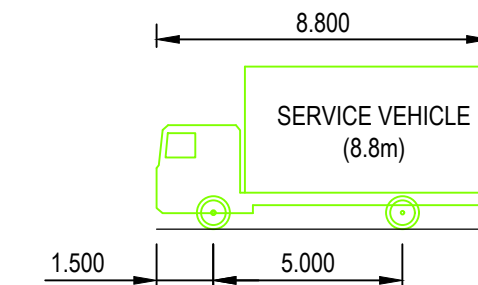


PROPOSED MULTI-USE CAMP LAYOUT  
SCALE 1:750

#### VEHICLE SPECS



OVERALL LENGTH 6.890m  
OVERALL WIDTH 2.300m  
OVERALL BODY HEIGHT 2.624m  
MIN BODY GROUND CLEARANCE 0.296m  
MAX TRACK WIDTH 1.980m  
LOCK-TO-LOCK TIME 4.00s  
CURB TO CURB TURNING RADIUS 7.600m



SERVICE VEHICLE (8.8m)  
OVERALL LENGTH 8.800m  
OVERALL WIDTH 2.500m  
OVERALL BODY HEIGHT 0.427m  
MIN BODY GROUND CLEARANCE 0.427m  
TRACK WIDTH 2.500m  
LOCK-TO-LOCK TIME 4.00s  
CURB TO CURB TURNING RADIUS 12.500m

#### NOTE

1. IMAGE SOURCED FROM METRO MAP (JULY, 2022)

#### LEGEND

- 10.0 EXISTING SURFACE CONTOURS
- EXISTING WATERCOURSE
- CAMP SITE 1
- CAMP SITE 2
- CLUBHOUSE AREA
- SECURE BIKE STORAGE
- LIVE VIEWING AREA
- FOOD TRUCK OPERATORS
- SCREEN VIEWING AND SITTING AREA
- EMERGENCY SERVICES/ WASTE ROUTE
- PROPOSED SITE FENCE
- PROPOSED GATE
- PROPOSED WASTE BIN
- VEHICLE OVERHANG WHEEL ALIGNMENT



Rev.	Date	Description	Des.	Verif.	Appd.
A	19/07/2022	ISSUED FOR APPROVAL	ACD	DFL	ER



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Drawn	Date	Client
ACD	18/07/2022	VIKINGS RUGBY UNION CLUB
Checked	Date	Project
MPR	18/07/2022	VIKINGS RUGBY UNION CLUB
Designed	Date	
ACD	18/07/2022	JJ KELLY PARK, WOLLONGONG
Verified	Date	
DFL	18/07/2022	LOT 101 DP847615
Approved	Date	Title
ER	18/07/2022	MULTI-USE CAMP LAYOUT PLAN

Status	Scale	Size	Revision
FOR APPROVAL	1:750	A1	
DATUM	AHD		
Drawing Number	48982022-001-526		



APPENDIX

C

STAKEHOLDER SUPPORT LETTERS



now



20<sup>th</sup> July 2022

Mr Greg Doyle  
General Manager  
Wollongong City Council

**Re: Temporary Camping DA for Vikings Rugby Club**

Dear Mr Doyle.

I am delighted to write in support of the application from Vikings Rugby Club to deliver temporary camping facilities in the Wollongong CBD.

I understand that the application includes 60 temporary Glamping sites and 6 RV sites which would be available for the upcoming UCI Road World Cycling Championships.

Destination Wollongong have been working with Wollongong Council Officers on the potential of developing a temporary camp site within the CBD for a number of years. For a number of planning reasons we have not been able to agree a publicly owned and as such the potential has been identified as privately owned / controlled sites with applicable zonings.

Accommodation capacity is the major issue to growing the visitor economy of Wollongong. The development of new hotels is a priority focus for the city but these take many years to bring to fruition. The opportunity to look at other ways to grow the available options for people to engage with the City overnight would be invaluable not just for this event but on many event weekends throughout the year.

I have been encouraged in my conversations with the Vikings Club with there focus on making their asset available to the city when not in use for their club games. Available green space within the city is at a premium and as such having a site which can be activated under a temporary DA would be extremely useful for our broader events program.

A large number of stakeholders have come together to deliver Wollongong's Olympic moment and we are very keen to ensure that as many people as possible have the opportunity to stay in Wollongong, maximising the benefit for our business owners to benefit from the extreme visitation. Activating a site like Vikings with a temporary use for new overnight accommodation would be a great step forward for the event and long term, provide a new option to activate for other events through out the year. from Sydney.

Kind Regards,

*Mark Sleigh*

Mark Sleigh  
General Manager  
Destination Wollongong





## OVERVIEW

The purpose of this Traffic Management Plan (TMP) is to address the traffic management provisions that will be implemented to execute the safe vehicular and pedestrians to and from Vikings Oval for the temporary use of the site for camping and associated activities during the UCI Road World Championships. Please note that this plan only addresses the traffic and pedestrian movements and does not incorporate crowd management. This plan should be read in conjunction with the overall operations plan.

## BUMP IN

Setup of the camp ground will be completed by the 16th of September, for guest access to commence on the 17th September.

- Delivery and setup of glamping tents
- Delivery and setup of toilet and shower facilities
- Food trucks

Bump-in shall be between 7am and 7pm.

Parking and travel on grassed areas will be minimised – vehicles must park on hard stand areas as much as possible.

## TRAFFIC CONTROL DEVICES

Delineation items (barrier boards, traffic cones, or bollards) will be used to block/allow access to the site.

## NON-CAR TRAVEL

It will be communicated to camp ground guests at the time of booking and confirmation that due to parking limitations car pooling and the use of public transport is encouraged.

Secure bike parking will be available on the site.

A shuttle bus will be used for the event at no cost to the guest to pick up from several locations across Wollongong. These will be on demand to transport guests and their luggage from their arrival or parking point into the camp ground. Where possible it will be ascertained in advance the likely pick-up time, date and location. Otherwise, guests will be able to phone on arrival. Key locations will be:

- Wollongong Train Station
- Coniston Football Club parking lot

## CAPACITY

The camp ground has a capacity of 60 tents, accommodating 160 people:

- 40 x 2 person
- 20 x 4 person

It is anticipated that one car parking space will be needed per tent, as guests are being encouraged to arrive in Wollongong by train or to carpool.

## PARKING

Parking is available at the Coniston Football Club and will be the priority parking for the Vikings site. Coniston FC has a capacity of over 100 vehicles and has approved this use by Vikings.

Street parking will be relied upon in the event this space is full.

Illegal parking in verge areas around the site will be prevented by staff.



### **SPRINGHILL ROAD CLOSURE**

Springhill Road will be closed for parts of Saturday 24 September and Sunday 25 September. Coniston FC cannot be used for parking by anybody wanting to arrive or depart on these days.

### **TRAFFIC CONTROL & GATE KEEPING**

A traffic control person will be stationed on the Vikings Oval entry gate on Swan Street to redirect people trying to access the site.

Additionally, the entry gate will be staffed by qualified security to enforce ticketed access only to the site.

### **SITE ACCESS**

Site access is available to service vehicles up to 8.8m as shown on the site plan prepared by Cardno (now Stantec).

- Garbage Vehicles (daily) – collection at front gate
- Pump out trucks for bathroom and toilets – (daily) – through site access available
- Emergency Vehicles

### **POST EVENT**

Bump out shall occur after the completion of the camping use on the 26<sup>th</sup> September.

Bump-out shall be between 7am and 7pm.

### **GYM MEMBERS**

Members of the site's gym 'Fitness Alley' will be notified well in advance of the disruptions to traffic and parking conditions. Members are being strongly encouraged to not visit the facility during this event. It is requested if they do visit, that they use public or active transport.

**VIKINGS  
RUGBY CLUB**



**WASTE MANAGEMENT PLAN FOR UCI TEMPORARY CAMP SITE**

## OVERVIEW

The purpose of this Waste Management Plan (WMP) is to address the waste management provisions that will be implemented to ensure that the camping use is managed in a manner that encourages waste minimisation and site cleanliness.

This document has been prepared using Wollongong City Council Events Toolkit as a guide to waste generation.

## CAMP SITE

Bins will be placed throughout the campsite for the collection of rubbish

- General Waste
- Recyclables

These bins will be consolidated by club volunteers into skip bins for collection.

## SKIP BINS

Skip bins will be located at the site entrance at Swan Street (per Site plan prepared by Cardno) to be emptied daily.

- General Rubbish – 3 cubic litres
- Recycling – 3 cubic litres

## COLLECTION

Remondis are currently engaged for the for management of facilities waste, and will be engaged for daily collections for the duration of the event.

## GENERATION RATES

As a general rule of thumb, events generate approximately one litre of waste per person, per meal. This would result in 480L of waste per day.

Recommended waste capacity for Liquor Licenced events with less than 500 people is:

- 2 x 240 L per meal time (3) of general waste = 1,440L per day
- 3 x 240L per meal time (3) of recycling = 2,160

## CAMPSITE AMENITIES

The toilet and bathroom amenities blocks will be 'stand-alone running' – which have a built-in water and waste tank. These will be emptied daily.

These will be kept clean throughout the day by club volunteers and management.

## FOOD TRUCKS

Food trucks will be required to manage their own waste and to only use biodegradable or recyclable products (no single use plastic).

## POST EVENT

Following the event, club volunteers will conduct a site-wide clean up to ensure that no rubbish has been left on site.



## OVERVIEW

The purpose of this Emergency (Flood) Management Plan (EFMP) is to address the potential for extended rain, extreme rain, or periods of flooding to impact the usability of the site at Vikings Oval and ensure the safety of any people or persons using the site. This plan is to be used by club officials for guidance in how to review the use of the site following periods of extended rain, extreme rain, or periods of flooding and ensure the safety of people and protection of facilities. This plan applies to all events at Vikings including rugby training and games, and other events approved by the club outside of the rugby season.

## LOCATION

Vikings Rugby Club is located in the area bordered by Gugungaty Waterway, Springhill Road/Corrimal Street and Swan Street. It is noted that the site is marked as Flood Affected (Flood Risk Precinct Classification under Review). Information regarding flooding in this catchment is located in the Wollongong Floodplain Risk Management Study 2019. Council's records indicate the property is Flood Affected. The extracts from the Wollongong City flood study maps show that the site is almost completely inundated during a 5% flood event, with the exception of the embankment and the clubhouse which not impacted even in a PMF event.



*Image 1: Vikings location and – 20% AEP event flood affectation per Wollongong Floodplain Risk Management Study 2019.*



*Image 1: Vikings location and – PMF event event flood affectation per Wollongong Floodplain Risk Management Study 2019.*

## FORECASTING

In the lead up to the use of the grounds or facilities for any event or function, Club Officials will monitor the forecasts provided by the Bureau of Meteorology and seek guidance to ensure that there is no potential for extended rain, extreme rain, or periods of flooding. They will also engage with the State Emergency Service as required to gain further clarification or guidance for information provided by the Bureau of Meteorology.





## DECISION MAKING

In the event that any of these situations are experienced in the period leading up to the use of the grounds or facilities for an event or function, Club Officials will make a determination as to whether the use of the grounds or facilities will be made available or whether the proposed use will be cancelled. At all times decisions will be made on two priority items:

- Ensuring good quality of the grounds are maintained or that damage will be able to be returned to a good state in a reasonable timeframe
- Safety of people or persons attending or using the facilities

In the event that Club Officials are uncertain as to the impact of potential weather events and the risk to safety or facilities, they will defer to the Council as licensor for final decision making.

For uses that involve multi-day use of the site the Council, Bureau of Meteorology and the State Emergency Service will be engaged in the weeks leading up to the multi-day use to ensure that all parties are aligned on the risk to safety and facilities due to extended rain, extreme rain or periods of flooding before Club Officials make any determination.

## EVACUATION

In the event that use of the ground is permitted and an unexpected weather event delivers extreme rain or periods of flooding and patrons and grounds are at risk, patrons will be directed to use the elevated pathways located on the ground surrounding the football field and make their way to the Clubhouse facilities.

In the event that patrons are directed to commence the evacuation procedure, shelter in place orders will be provided to all patrons at the facility to remain in the clubhouse as a flood refuge and await further orders from Club Officials following advice provided by the State Emergency Service or other suitably qualified emergency service personnel.



*Image 2: Evacuation routes and shelter in place locations.*



### **ATTENDEE NOTIFICATION**

All attendees and patrons to the facility will be notified of the emergency evacuation procedure through clearly displayed, visible signs. People using the facilities or site for a multi-day purpose will receive this information in their information pack.

In the event that an unexpected weather event is experienced, the Club's PA system will be used to provide audio advice and guidance. Club Officials will be trained in the emergency procedure and will be available for directing and assisting patrons. Club Officials will be clearly visible through use of high-vis vests and advice in this regard will be included on signage and information packs.

### **MAKE GOOD CONSIDERATIONS**

In the event that an unforeseen weather event occurs and damage to the ground or facilities is experienced, or a decision to be proceed was made based on forecast information provided by the Bureau of Meteorology or the State Emergency Service and damage is incurred, the Club will ensure that no further use of the site is permitted until the ground or facilities are returned to their original good condition. It is noted that the make good consideration will take place in a reasonable time and at the expense of the Club or the entity using the facilities in accordance with any sub-licence agreement.

## **ATTACHMENT 9 – WOLLONGONG DEVELOPMENT CONTROL PLAN 2009 – COMPLIANCE TABLES**

### **CHAPTER A1 – INTRODUCTION**

*Refer to assessment report*

### **CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT**

Development controls to improve the sustainability of development throughout Wollongong are integrated into the relevant chapters of this DCP.

Generally speaking, the proposal is considered to be consistent with the principles of Ecologically Sustainable Development.

Conditions of consent will be applied with regard to waste and water management.

### **CHAPTER C4: CARAVAN PARKS, CAMPING GROUNDS AND MANUFACTURED HOME ESTATES**

*Refer to assessment report*

### **CHAPTER D1 – CHARACTER STATEMENTS**

The DCP does not contain a Chapter Statement for the subject suburb/locality.

### **CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY**

The development does not entail construction of a building or alterations to an existing building.

Notwithstanding, it is noted that the site is flat and level and accessible amenities are provided on site. Accessible parking is provided at the Springhill Road car park.

### **CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN**

The following is noted with regard to crime prevention:

- Security personnel are to be employed to monitor access to the site
- Existing lighting is provided throughout the camping area, as per requirements on Chapter C4

The development does not raise significant concerns regarding crime prevention.

### **CHAPTER E3: CAR PARKING, ACCESS, SERVICING/LOADING FACILITIES AND TRAFFIC MANAGEMENT**

#### **7 Parking demand and servicing requirements**

Car parking demand / supply has been considered under Chapter C4, see above.

Further to the assessment under Chapter C4, it is noted any car parking demand would be subject to 20% Reduction as per clause 7.4, see below.

#### **7.4 Waiver or Reduction of Parking Spaces**

*City Wide:*

- 10% reduction\* if bus stop within 400m of site (measured along an existing footpath)
- ~~20% reduction\* if railway station within 800m of site (measured along an existing footpath)~~
- 10% reduction\* if public car park with greater than 50 car spaces within 400m of site

*(measured along an existing footpath)*

*\*Reductions are cumulative with a maximum final reduction of 30%*

#### **8 Vehicular access**

Driveway grades and sight distances have been considered by Council's Traffic Engineer and found to be satisfactory.

#### **9 Loading / unloading facilities and service vehicle manoeuvring**

Waste servicing will occur onsite and has been considered by Council's Traffic Engineer and found to be satisfactory.

## **10 Pedestrian access**

The proposal is satisfactory with regard to pedestrian access into the site and along the frontage.

## **11 Safety & security (Crime Prevention through Environmental Design) measures for car parking areas**

The proposal is satisfactory with regard to the principles of CPTED.

### **CHAPTER E7: WASTE MANAGEMENT**

A Site Waste Minimisation and Management Plan has been provided and is acceptable.

Adequate waste receptacles will be placed around the camp ground. Conditions of consent will be imposed in this regard.

### **CHAPTER E13 FLOODPLAIN MANAGEMENT**

The site is identified as being located within a flood risk precinct under review.

The development does not entail construction of any new buildings and related habitable floor levels.

Regarding the temporary use of the site, the applicant has provided an 'Emergency (Flood) Management Plan' (2022), addressing Forecasting, Decision Making, Evacuation, Notifications and Make Good Considerations

Council's Stormwater Officer has reviewed the application in this regard, providing a satisfactory referral subject to conditions.

### **CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)**

No significant ground disturbance or earthworks will be permitted under this development. Conditions will be imposed in this regard.

### **CHAPTER E20 CONTAMINATED LAND MANAGEMENT**

A desktop audit via Council's land information system database for property constraints and previous uses was undertaken to determine the likelihood of contamination issues.

A Geotechnical Investigation prepared by Douglas Partners dated 7 September 2021 was submitted with this application. The report was written in support of the installation of light towers, which is a separate development to this application. The investigation includes analysis of some of the same physical areas to be utilised as camp sites. The report concluding the site is suitable for the development related.

A Report on Fill Characterisation Assessment prepared by Douglas Partners dated June 2019 was submitted with this application. The report presents the results of a fill characterisation assessment of fill material within the earthworks footprint of the proposed additions to the existing clubhouse, which is a separate development to this application. The report concluding the fill is suitable for reuse, no contamination concerns are raised, and further investigations are not required.

The audit revealed there are property constraints and past uses that give rise to concerns or the need for further investigation regarding land contamination. Details of the application submission were referred to Council's Environment officer with the following advice received:

Considering the temporal nature of the proposal and nature of ground disturbance (being minimal), the site is in a suitable state to enable the proposal.

### **CHAPTER E23: RIPARIAN LAND MANAGEMENT**

The Riparian Land Map indicates the site contains riparian land. This is in the form of several watercourses which traverse the site. Council's Environment Officer has reviewed the application in this regard and has not raised any objections subject to appropriate conditions of consent.



## ATTACHMENT 10 – DRAFT CONDITIONS OF CONSENT

### 1. Approved Plans and Supporting Documentation

Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.

Plan No	Revision No	Plan Title	Drawn By	Dated
48982022-001-526	A	Multi-Use Camp Layout	Cardno	19 July 2022

In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

**Note:** an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

### General Conditions

#### 2. Restricted Consent Period – One (1) Year

This development is valid for a period not exceeding one (1) year from the date shown as “endorsement date of consent” on this notice unless otherwise approved by Council. At the end of this period the development must cease and [

Note: The Council may, upon receiving an application under Section 4.55 of the Environmental Planning and Assessment Act 1979, prior to the lapse date of this consent extend the period in which this consent is valid.

Any application under Section 4.55 of the Environmental Planning and Assessment Act should be made to Council at least four (4) months prior to the lapse date of the consent in order to allow adequate processing/assessment of the application. This application must be on the prescribed form. Any application received after the lapse date cannot be considered.

#### 3. Limitations on Approval

For the period stipulated in condition 2, this consent authorises the following:

- i. Use of the site for up to 42 days for the purpose of camping, as shown on the stamped site plan, including provision of related amenities.
- ii. During the period of between the 17-25 September 2022 during the UCI Road World Championships the following activities as shown on the stamped site plan are permitted, in addition to camping:
  - a. Non- exclusive use of Springhill Road Car Park for park and ride service related to camping
  - b. Live viewing area
  - c. Operation of Food Truck Operators
  - d. Operation of Viewing Screen
  - e. Provision of bike storage area
  - f. Use of Swan Street Car Park for RV spaces

This period would be included in the consideration of 42 days of camping permitted under (i)

This consent does not authorise these activities outside of this period.

**4. Use of site for Camping**

Use of this Sportsground for camping as authorised by this consent is only permitted to be undertaken in association with a sporting event. Each camping incidence is required to be endorsed by the Manager of Council's Property and Recreation Division. A minimum of two (2) weeks advanced notice shall be provided.

Camping will generally be restricted to the months of October to March to minimise the impact on the sporting users of the precinct and allow adequate time for site rehabilitation and turf recovery.

When considering camping proposals, precedence will be given to established sporting activities and related licences.

**5. Other Development Consent**

The use of the site for camping is not contravene conditions of consent issued for other approved development of the site.

**6. Temporary Events Registration**

The food business is required to be registered with Council. A Food Business Notification Form must be submitted prior to business operations commencing. The appropriate form can be completed on Council's web page by visiting:

<https://wollongong.nsw.gov.au/business-in-wollongong/business-permits-and-regulations/food-businesses>

Alternatively, contact Council's Regulation and Enforcement Division on (02) 4227 7737 to obtain a registration form.

**7. Food Outlets**

Food outlets shall comply with Council's Guidelines for Food Handling at Temporary Events. This document can be found at:

<https://wollongong.nsw.gov.au/business-in-wollongong/business-permits-and-regulations/food-businesses>

Alternatively, contact Council's Regulation and Enforcement Division on (02) 4227 7737 to obtain a copy.

**8. Disability Discrimination Act 1992**

This consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992.

It is the responsibility of the applicant to guarantee compliance with the requirements of the Disability Discrimination Act 1992. The current Australian Standard AS 1428.1:2009: Design for Access and Mobility is recommended to be referred for specific design and construction requirements, in order to provide appropriate access to all persons within the building.

**9. Separate Consent Required for Advertising Signage**

This consent authorises the erection of general advertising, advisory, and directional signage within upon the camping event site. Any additional advertising signage will require separate Council approval.

This consent does not authorise the erection of any additional advertising signage. Any such advertising signage will require separate Council approval, in the event that such signage is not exempt development, under an Environmental Planning Instrument.

**10. Smoke-Free Environment**

This consent does not imply or confer compliance with the requirements of the Smoke-Free Environment Act 2000. It is the responsibility of the applicant to guarantee compliance with this Act.

**11. Conflicts with other licensees**

The proposal will potentially affect a number of other existing Council Lease/Licence Agreements and any camping proposal should not compromise or contravene existing licence agreements. Council's Property and Recreation division shall be contacted prior to the camping event to facilitate coordination of these uses.

**12. Property/Licence Agreements**

The applicant must enter into an appropriate licence arrangement with Council. An application for a licence must be made to Council's Property Division for determination to allow adequate time for assessment and notification.

**13. Public Liability Insurance**

The person authorised to conduct a camping event must hold current public liability insurance for an amount of \$20,000,000 noting the Council as an interested party at all times.

**14. Written Notice**

The operator must provide written notice of the camping event to surrounding licence holders, businesses and residents two (2) weeks prior to the event.

**15. Bonds**

Bonds are required to be paid to Council prior to the camping event and will be held for:

- Damage to Council-owned land, property and assets;
- Failure to return Council property and/or assets;
- Failure to leave the premises in a clean and tidy state.

**16. Inspection of the Site Pre and Post Camping Event**

The person authorised to conduct the event must arrange for an Officer from the City Works Division to undertake an inspection of the site and the adjoining public road and footpath reserve both before and after the event commencement date.

The purpose of these inspections is to determine whether the event has had any negative impacts on the ground surface or Council's assets. Bookings can be made by contacting Council's Customer Service Centre on 4227 7111. The post-event inspection should be booked within two (2) calendar days of the completion of the event. The person authorised to conduct the event is responsible for reimbursing Council for the costs of restoration works to the ground surface or the repair of Council's assets as a result of any damage caused during the event.

**17. Protection of Public Places**

If the work involved in the erection or demolition of a building involves the enclosure of a public place or is likely to cause pedestrian/vehicular traffic in a public place to be obstructed or rendered inconvenient, or have the potential for conflict between pedestrians and vehicles:

- a. A hoarding or fence must be erected between the work site and the public place;
- b. an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place;
- c. the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in a public place;
- d. safe pedestrian access must be maintained at all times;
- e. any such hoarding, fence or awning is to be removed when the work has been completed.

**18. Compliance with Statutory Authorities/Government Departments**

Compliance with the requirements of any Statutory Authorities or Government Departments such as, but not limited to:

- Safework NSW Authority;
- Traffic for NSW
- NSW Roads & Maritime Services Authority;
- NSW Environment Protection Authority;
- NSW Police Service; and
- NSW Fire Brigades.

**19. Legislative Compliance**

The developer must comply fully with the provisions of the Occupational Health & Safety Act 2000 and the Protection of the Environment Operations Act 1997 at all times.

## **20. Service Locations**

The person authorised to conduct the camping event is to investigate services locations (Dial Before You Dig) before the event commencement date to ensure that the movement of heavy vehicles and the erection of structures does not affect underground or overhead services.

The applicant is to investigate service and irrigation location where erecting tents to ensure that no underground services and irrigation are affected by the proposal.

## **21. Compliance with Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021**

The camping site setup and operation shall comply with the relevant sections of Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 with respect to number of sites, spacing, amenities, fire safety lighting and structural soundness of tents.

## **22. Compliance with the Requirements of other Authorities and Legislation**

The operator is to ensure the event/campground complies with the following:

- The person authorised to conduct an event must abide by SafeWork NSW Regulations.
- Any electrical leads used are to be no more than four (4) metres in length when laid on the ground. Any electrical items used should be tested and tagged by a qualified electrician.
- All temporary structures (such as tents, marquees, stages, grandstand seating and the like) shall satisfy the requirements of SafeWork NSW and shall be certified by a structural engineer.
- The person responsible for conducting the event is responsible for ensuring compliance with the Workplace Health and Safety Act 2012 for the health, safety and welfare of people attending the event even if those staff are not directly employed by the person responsible for conducting the event and includes volunteers, competitors, visitors, spectators, participants and persons passing through the event venue.
- The person responsible for conducting the event must ensure compliance with the requirements of the Protection of the Environment Operations Act, 1997 particularly (but not limited to) the control of potential pollutant emissions including odours, smoke and gases, liquid discharges, oils and greases and solid wastes.

## **23. Temporary Structures – General Considerations**

The applicant must ensure that all temporary structures satisfy the requirements of WorkCover and are in accordance with State Environmental Planning Policy (Temporary Structures) 2007 Schedule 2(3).

The applicant must ensure that all temporary structures such as the marquees/tents satisfy the requirements of WorkCover. All temporary structures must be certified by a structural engineer and covered by public liability insurance.

Temporary structures not used as an entertainment venue should generally comply with the Australian Building Codes Board “Temporary Structures” Standard 2005.

## **24. Flood Emergency Response Plan**

A Flood Emergency Response Plan (FERP) is to be prepared by a suitably qualified and experienced civil engineer and must include the following:

- i. location of all exits for any part of a temporary structures used in association with the camping event;
- ii. Methods for evacuating patrons and vehicles from the flood affected area and from buildings and structures to nominated places of safety in the event of a flood;
- iii. Details of a reliable, predictive rainfall and flood warning process including the trigger for evacuation, ongoing monitoring of rainfall and flood levels, methods for informing and directing patrons and the time frames available for evacuation. The plan must consider the Wollongong Catchment Flood Study 2019, which is available for free from the SES Flood Data Hub.



- iv. Identify safety officers appointed to be present during the event must have appropriate training in evacuating persons from the area, to a place of safety in the event of a flood.
- v. A plan mapping details of reliable evacuation routes from the site.
- vi. An area to store materials, equipment, structures and machinery susceptible to damage when inundated. This area must be above the 1 in 100 year flood level as determined by a suitably qualified civil engineer with experience in flooding. Any storage of materials, equipment, structures and machinery below the 1% AEP flood level plus freeboard shall be adequately secured to Counteract the force of buoyancy. The siting of the storage area shall be set back a minimum of 10m from the top of bank of watercourses or the edge of drainage channels and outside of low points and depressions. The area shall also be clear of any drainage pits.
- vii. Where equipment, materials or structures are proposed to be stored in places that do not comply with (vi) above then information is to be provided to demonstrate how items are to be secured to counteract forces of buoyancy.
- viii. contact details (including mobile phone and email addresses) of person(s) responsible for conducting the event including the event coordinator, the on-site coordinator/manager and all persons responsible for decision-making in all phases of the event (set-up, performance and pack up).
- ix. a chain-of-command diagram or list indicating responsibilities and contact details for all personnel involved in emergency management procedures during the event;
- x. a plan showing the location of emergency response areas within the site;
- xi. the permanent means of access and egress by emergency vehicles and staff including sufficient area within the site for manoeuvring of fire trucks;
- xii. proposed evacuation procedures and public warning systems including catering for people with disabilities (including hearing and visual impairment);
- xiii. contact details for all emergency services.

A copy of the FERP is to be provided to Council's Emergency Management and Event Management sections a minimum two (2) weeks prior to the event commencement date.

## **25. Extreme Weather Conditions**

The camping event must not be held where there is a likelihood of extreme weather events including risk of flooding to the site or following a heavy rainfall occurrence where the land is severely waterlogged. The person authorised to conduct the event must, on the day prior to the event commencement date, and each day during the event, review weather forecasts and weather warnings affecting the site on the event commencement date and the dates for which the event is scheduled (if more than one day).

On occasions when extreme weather or heavy rain is forecast or any warning has been issued (including heavy rain, flood watch, flood warning, flash flooding warning, riverine flooding warning) then the event must be cancelled. Should an extreme weather event occur on the event commencement date or on any day the event is scheduled, the person authorised to conduct the event shall contact relevant weather forecasters and emergency service authorities (including the Bureau of Meteorology and the local branch of the State Emergency Service) to determine the potential severity and estimated duration of the extreme weather event. Information obtained shall be used to determine if the event can continue or be cancelled.

Council must be informed of any decisions to cancel the event.

## **26. Irrigation system**

Applicant is to ensure use of Vikings Oval will not conflict with recycled (treated sewer) water used for the irrigation of the site. Suitable mitigation measures or system augmentation may be required to ensure there are no undue health impacts or damage to the system. This information is to be provided to Manager of Council's Property and Recreation Services Division on request.

**27. Safety Hazards**

When setting up marquees and equipment, all pegs, ropes and structures should be secured appropriately and not present a safety hazard to the public. The applicant should ensure they undertake the appropriate Dial Before Dig process prior to installing any pegs into the ground.

**28. Ground Surface to Sustain Structure or Device**

The ground or other surface on which any structure, vehicle, or device is to be erected or placed, must be sufficiently firm as to sustain the structure/vehicle/device while it is in operation and is not dangerous because of its slope or irregularity or for any other reason.

**29. New Information/Unexpected Finds**

In the event that demolition and/or construction works cause the generation of odours or the uncovering of previously unidentified contaminants or hazardous materials, works must immediately cease and the Principal Certifying Authority and Council (in the event that Council is not the Principal Certifying Authority) must be notified in writing within seven (7) days and an appropriately qualified environmental consultant appointed to undertake an assessment of the potential contaminant and works required to make the site safe from potential human health and environmental harm.

**30. RV Dump points and us of amenities**

Information shall be provided to all RV bookings on the location of nearby dump points and the requirement for the RV users to utilise the amenities provided. This may be in the form of a sign erected at the RV parking location, or in a leaflet provided to all RV users at the site.

**31. Site Set-up**

Site set-up must be undertaken no earlier than 48 hours before the commencement of the camping event unless the prior written approval from Council is obtained. Vehicles associated with the delivery and installation of the set-up shall not remain parked on grassed areas once unloading and installation is completed.

**32. Location of Temporary Structures, tents and Facilities**

Any temporary structures, tents and facilities erected at camping events and any temporary storage of materials and equipment shall be located at least 10 metres from the top of the bank of the watercourses on the site.

**33. Nuisance**

The developer must carry out work at all times in a manner which will not cause a nuisance, by the generation of unreasonable noise, dust or other activity, to the owners and/or occupiers of adjoining and adjacent land.

**34. Sediment and Erosion Control**

The applicant is to ensure appropriate sediment and erosion controls are in places during site set up / pack up.

**35. Tree Protection**

This consent does not authorise the removal or pruning of any tree or vegetation.

**36. Waste Management**

The developer must provide an adequate receptacle to store all waste generated by the development pending disposal. The receptacle must be regularly emptied, and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and reusable materials.

**37. Ticket Sales Information to Include Public Transport Promotion**

All ticket sales and promotional information confirm to guests that due to parking limitations - carpooling, the use of public transport and the shuttlebus service is the preferred method of travel for ease of travel, reduction in delays and minimising traffic and parking impacts within the Wollongong area.

**38. Prior Approval from Council Required for any Proposed Road Closures**

For the regulation of traffic or closure of local roads for camping events, the applicant is required to obtain approval from City of Wollongong Traffic Committee and Wollongong City Council.

**Note:** It may take up to eight weeks for approval. An application for approval must include a Traffic Control Plan prepared by a suitably qualified person which is to include the date and times of closure and any other relevant information. The traffic control plan shall satisfy the requirements

of the latest versions of Australian Standard AS1742-Traffic Control Devices for Works on Roads and the RTA Traffic Control at Worksites Manual.

## **Occupation and Ongoing Use**

### **39. Public Address Systems or Loud Music**

Noise from the camping event shall not exceed 5dB(A) above the background noise level when measured at the most affected point on the boundary of the most affected residence.

The operation of any music system throughout the event shall comply with the noise provisions in the Protection of the Environment Operations (POEO) Act 1997.

### **40. Noise Complaints**

Should noise complaints be received as a result of the operation of the campground, the manager if requested by Council must submit an acoustic report prepared by a member of the Australian Acoustical Society or the Association of Australasian Acoustical Consultants. The report must assess the noise sources and recommend a suitable attenuation plan to meet the noise criteria of this development consent/the NSW EPA's noise criteria.

A copy of the acoustic report with the consultant's recommendation must be sent to Council and within two weeks all the recommended attenuation work must be carried out to meet the noise criteria of this development consent/the NSW EPA's noise criteria.

### **41. Shuttle Bus Service**

The applicant must provide a 'shuttle bus service' generally in accordance with the operating model outlined in the Traffic Management Plan and Statement of Environmental Effects.

### **42. Illegal Parking Must Be Prevented**

The applicant must ensure that illegal parking in verge areas around the site will be prevented by staff.

### **43. Parking on Hardstand Only**

The applicant must ensure that all vehicles associated with the camping event are parked on hardstand surfaces to reduce potential damage to the sports fields and the generation of muddy, slip-prone areas within the site.

### **44. Footpaths to Remain Unobstructed**

Footpaths shall not be obstructed by temporary structures, staging, equipment, speakers or signage.

### **45. Sight Distance to be Maintained**

Any proposed structures adjacent to the roadway shall comply with the requirements of AS2890.1 to provide for adequate sight distance. This includes, but is not limited to, structures such as temporary signage, stalls, registration tables etc.

### **46. Parking to be Carried out Safely and Efficiently**

If visitor parking is provided within the site, sufficient signage and supervision shall be provided by the operator/proprietor to ensure that parking is carried out in an orderly and safe manner. Parking and Traffic Marshals shall direct vehicles to appropriate parking areas and ensure safe vehicular and pedestrian movement. All marshals must wear reflective safety vests at all times and be positioned at the entry to the site, the parking area and throughout the camping event area.

**Note:** The above condition relates to activities on public land only. Activities outside public land and within the road reserve must be undertaken in accordance with an approved Traffic Control Plan issued under S.138 of the Roads Act a separate application. Any Marshal directing traffic within the Road Reserve must also be RMS Traffic Control accredited.

### **47. Traffic Control to be provided at no cost to Council**

If the development requires traffic control within the road reserve, it must be provided at the applicant's cost.

### **48. Marshals required to maintain Safe Manoeuvring within the Site**

The development shall maintain a manoeuvring area which enables service, waste collection and emergency vehicles to enter and leave the site in forward direction without the need to make any more than a three-point turn. Marshals wearing high visibility vests must guide all waste, delivery

and service vehicles that are undertaking reverse manoeuvres within the site to ensure the safety of the general public.

**49. On-site Waste Collection Only**

All waste collection is to be undertaken from within the site. On-street collection of waste is not permitted at any time.

**50. LPG Cooking**

Use of LPG cooking/heating appliances will be prohibited in the camping area.

**51. Monitoring of Wet Weather Conditions**

The applicant must monitor the weather conditions and ensure that suitable plans are in place to prevent vehicles from being bogged in muddy ground during heavy rain and that the grassed areas are protected from significant vehicle damage.

**52. Loading/Unloading Operations/Activities**

All loading/unloading operations are to take place at all times wholly within the confines of the site or within the road reserve under an approved traffic control plan.

**53. Waste Management**

Waste management shall be in accordance with the camping event Waste Minimisation and Management Plan.

An adequate number of waste receptacles for both general rubbish and recyclable materials shall be placed strategically around the site and collected as required. Waste shall not be allowed to accumulate on the site and the site shall be left clear of all waste material upon completion of the event.

**54. Site Left Clean and Tidy**

The organiser shall ensure the site is left clean and tidy after use.

**55. Greywater**

All greywater shall be contained and disposed of appropriately.

**56. Lighting**

Lighting must comply with the requirements of Australian/New Zealand Standard AS/NZS 1158 Lighting for Roads and Public Spaces.

All additional lighting installed for the camping event shall be directed away from nearby dwellings and native bushland. Additional lighting shall cease by 10.30pm.

**57. Food Stalls**

All food stalls for the camping event must:

- Comply with the NSW Food Act 2003, NSW Food Regulation, Food Safety Standards and NSW Food Authority – Food Handling Guidelines for Temporary events. This document is available on the NSW Food Authority website.
- The applicant/coordinator of the event must ensure all food outlets operating at an event have appropriately registered their food business with Council.
- Register with Council's Regulation and Enforcement Division.

**58. Security**

Security personnel must be employed for the duration of the camping event as detailed in the documentation submitted with the application. Duties to include monitoring entry and exit points, general surveillance to ensure safety and good behaviour of guests, assist in co-ordination of emergency procedures, and ensure quiet and efficient movement of people from to and from the site.

**59. Other Activities**

The applicant/operator must ensure that the activities conducted do not interfere with any Council approved or booked activity or passive recreational use of the area or impact on the enjoyment of such passive use and ensure public access at all times.

The applicant/operator must ensure that no activities are conducted on Council's seating, picnic tables, rotundas or other park infrastructure.



#### **60. Public Access**

The camping event organisers are to ensure that an appropriate level public access be maintained to areas surrounding the event at all times over the duration of the event and are to ensure public safety is not endangered by the event proceedings or loading/unloading activities.

#### **61. Incident Reporting**

The organisers must have a systematic method reporting incidents that have occurred at an camping event.

This should include a written incident reporting manual whereby staff are required to provide written details on the exact nature of the incident and what procedures were implemented to deal with the incident.

The Incident Reporting Manual is to be maintained for the duration of the event and a copy submitted to Council within two (2) weeks from the completion of the event so that Council may use the records to manage future events.

#### **62. Use of Springhill Car Park**

during the UCI period, the use of the Springhill Road Car Park will not exclude members of the public, not related to camping activities. At a minimum one (1) accessible space is to be retained for public use at all times.

### **Reasons**

The reasons for the imposition of the conditions are:

1. To minimise any likely adverse environmental impact of the proposed development.
2. To ensure the protection of the amenity and character of land adjoining and in the locality.
3. To ensure the proposed development complies with the provisions of Environmental Planning Instruments and Council's Codes and Policies.
4. To ensure the development does not conflict with the public interest.

### **Notes**

1. This consent becomes effective and operates from the date the consent is uploaded to the NSW Planning Portal. The consent will lapse unless development is commenced within five (5) years from the date the consent was uploaded to the NSW Planning Portal.
2. Section 8.7 of the Environmental Planning and Assessment Act 1979 confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court exercisable within six (6) months from the date this notice was uploaded to the NSW Planning Portal.
3. Section 8.3 of the Environmental Planning and Assessment Act 1979 confers on an applicant who is dissatisfied with the determination of a consent authority a right to request the consent authority to review the determination. The request for review of the determination must be made within six (6) months from the date this notice was uploaded to the NSW Planning Portal. In the absence of a pending appeal before the Land and Environment Court, the request for review, and the review by Council, must all be completed within the abovementioned six (6) month time period. Accordingly, applicants are advised to provide Council with sufficient time to complete the review within this period, failing which the determination cannot be reviewed. The request must be accompanied by the fees set by the Environmental Planning and Assessment Regulation.

A right of review of determination does not exist for a determination made in respect of a Designated Development.

4. Where the **consent** is for building work or subdivision work, no temporary buildings may be placed on the site and no site excavation, filling, removal of trees or other site preparation may be carried out prior to the issue of a Construction Certificate and appointment of a Principal Certifier.
5. A Tree Management Permit Policy has been proclaimed in the City of Wollongong. Under this order, no tree on the land the subject of this approval may be ringbarked, cut down, topped, lopped or wilfully destroyed except with the prior consent of Council which may be given subject to such conditions as Council considers appropriate. However, unless specified otherwise in this consent,

those trees which are specifically designated to be removed on the plans approved under this consent or has any part of a trunk located within three (3) metres of an approved building footprint may be removed, provided that a Construction Certificate has been issued for the development the subject of this consent and a Principal Certifier appointed.

6. In this consent the developer means the applicant for Development Consent and any person or corporation who carries out the development pursuant to that consent.
7. Council recommends that NSW Wildlife Information and Rescue Service (WIRES) be contacted for assistance in relocating any native fauna prior to removal of any trees and bushland, authorised by this consent. For wildlife rescue assistance, you must call the Wildlife Rescue Line 1300 094 737 (13 000 WIRES) or visit their website [www.wires.org.au](http://www.wires.org.au) for more information.
8. Before undertaking renovation or demolition work or removing materials from site during development works refer to Council's website for further information regarding the responsible disposal of waste during demolition and building works.
9. Persons benefiting from this Development Consent are advised that between the 17-25 September 2022 Wollongong will host the UCI Road World Championships. This is one of the biggest annual cycling events in the world and will generate international visitation and focus. The event will require temporary road closures which will limit access to construction sites, residences and businesses at times. The event may also generate noise, odour, traffic and have longer hours of operation.

When planning any construction or business/residential activity, we suggest you keep this period in mind to minimise disruptions that may impact on you. Further detail on routes and anticipated road impacts will be available from 2022.

10. **Prolonged Rainfall Events**  
The applicant is advised that under existing conditions and during prolonged rainfall events, flooding of the site may occur, and it is in the applicant's interest to take all necessary precautions to minimise the risk of property loss and/or damage.
11. Council's Single Use Plastics Management Policy applies to all Council run events on Council land and public spaces. Event organisers of non-Council run events on Council land and public spaces are encouraged to follow Council's Single Use Plastics Management Policy (available on Council's website).
12. Council is developing a Sustainable Events Guide for all non-Council and Council events held on Council managed or owned land or facilities. Use of the Sustainable Events Guide will be voluntary but encouraged. Once developed, the Sustainable Events Guide will be placed on Council's website.