

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	13 October 2020
PANEL MEMBERS	Alison McCabe (Chair), Mark Carlon, Brendan Randles, Trish McBride (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 13 October 2020 opened at 5:00pm and closed at 6.51pm.

MATTER DETERMINED

DA-2019/1130, Lot 1 DP 964636, Lots 31, 32 and 33 Section 3 DP 2185, Reserve R89099, 23-25 Cliff Parade and Lot 1 The Esplanade, Thirroul (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

No one addressed the Panel for this matter.

The Panel also heard from the applicant's representative.

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 7, and the material presented at the meeting and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979* subject to the conditions in the report and the following additional conditions:

- The existing walls shown to be retained are to be retained.
- Amend Condition 7 to refer to the Surf Life Saving Club.

The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The proposed works are relatively minor within what was the existing built form.
- The proposal will result in improved disabled access and facilities.

CONDITIONS

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

PANEL MEMBERS



Alison McCabe
(Chair)



Mark Carlon



Brendan Randles



Trish McBride
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2019/1130
2	PROPOSED DEVELOPMENT	Use and completion of alterations and additions to the existing Thirroul Surf Lifesaving Club.
3	STREET ADDRESS	Thirroul SLSC Cliff Parade, Thirroul
4	APPLICANT/OWNER	Grand Pacific Homes Pty Ltd
5	REASON FOR REFERRAL	The proposal has been referred to the Local Planning Panel for determination pursuant to part(1)(a) of Schedule 2 Local Planning Panels Direction, as the development proposed is on land managed by Council on behalf of the Crown.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Acts of Legislation <ul style="list-style-type: none"> ○ Crown Land Management Act 2016 • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy – Coastal Management 2018 ○ State Environmental Planning Policy (Koala Habitat Protection) 2019 ○ Wollongong Local Environment Plan 2009 • NSW Apartment Design Guide • Wollongong Section 94A Development Contributions Plan • Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: <ul style="list-style-type: none"> ○ Clause 93 - Fire safety and other considerations; ○ Clause 94 – Consent authority may require buildings to be upgraded • Wollongong Coastal zone management plan: <ul style="list-style-type: none"> ○ Ocean Inundation; ○ Reduced foundation • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report dated 13 October 2020 • Written submissions during public exhibition: Nil • Verbal submissions at the public meeting: None
8	SITE INSPECTIONS BY THE PANEL	Site inspection 13 October 2020 Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Alison McCabe (Chair), Mark Carlon, Brendan Randles, Trish McBride (Community Representative) ○ <u>Council assessment staff</u>: John Wood, Rod Thew
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report