

# DETERMINATION AND STATEMENT OF REASONS

## WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	30 August 2022
PANEL MEMBERS	Robert Montgomery (Chair), Steve Fermio, Helena Miller, Trish McBride (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 30 August 2022 opened at 5:10pm and closed at 6:18pm.

### MATTER DETERMINED

DA-2022/797 -Lot 101 DP 847615, J.J. Kelly Park, 33 Swan Street, Wollongong (as described in detail in schedule 1).

### PUBLIC SUBMISSIONS

No submitters addressed the Panel.

The Panel heard from the applicant and their representatives.

### 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 a deferred commencement consent, limited to a single event for camping in association with the UCI Road World Championships in September 2022, pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

### REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- No information was provided in the application in respect of proposed events other than the UCI. Therefore, the impacts of ongoing activities could not be properly assessed.
- The application lacks the detail which would usually be included in an operational plan of management for an event such as this. The deferred commencement condition will ensure that all operational details will be provided to Council.
- The applicant advised the Panel that they intend to include day only attendance in a viewing area for some 340 patrons in addition to those camping on site. This does not form part of the development application and has not been assessed by Council staff. Accordingly, the Panel decision is to approve the camping sites and associated amenities only.
- The Panel considers that providing temporary camping sites for accommodation in association with the UCI Road World Championships is an appropriate use of the site.

### CONDITIONS

The development application was approved as a deferred commencement consent subject to the conditions in the Council Assessment Report and the additional conditions listed below.

#### Deferred Commencement Condition:

The applicant shall submit a comprehensive Operational Plan of Management to Council for approval. The Plan shall include the following details:

- Event details;

- Venue capacity;
- Site infrastructure;
- Off-site infrastructure;
- Bump in / Bump out arrangements;
- Staffing plan;
- Wayfinding and signage;
- Transport plan which includes:
  - Access arrangements including: shuttle, vehicles, public transport, bicycles, walking etc.
  - Loading / unloading
  - Traffic management
  - Parking;
- Capacity Management
- First Aid and Public Health Plan
- Environmental Noise Management
- Emergency evacuation and management
- Security management
- Cleaning and maintenance
- On site catering
- RSA
- Work health and safety
- Complaints handling
- Waste management including food trucks, general waste and servicing temporary amenities;

**Additional Operational Conditions:**

- This consent applies to the camping sites, recreational vehicles and associated amenities and food vendors only. The viewing area and large screen shown on the development application plan does not form part of this development consent.
- Camping facilities are limited to a maximum of 160 persons.
- A maximum of 6 recreational vehicles/motor homes are permitted. All such vehicles are to fully self-contained for power, water, sullage and toilet waste.
- The development shall operate at all times in accordance with the Operational Plan of Management approved by Council.
- Alcohol is to be sold and consumed only in accordance with the existing liquor licence which applies to the premises.
- All temporary structures are to be removed from the site within 48 hours following the event.

PANEL MEMBERS



Robert Montgomery  
(Chair)



Steve Fermio



Helena Miller



Trish McBride  
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2022/797
2	PROPOSED DEVELOPMENT	Use of site for camping with associated structures and amenities up to 42 times per year, in perpetuity
3	STREET ADDRESS	J.J. Kelly Park 33 Swan Street WOLLONGONG NSW 2500
4	APPLICANT	Mr Toby Dawson
5	REASON FOR REFERRAL	Schedule 2 of the Local Planning Panels Direction of 30 June 2020 as the landowner is Council
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>· Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>○ State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>○ Wollongong Local Environmental Plan 2009</li> <li>○ Wollongong Development Control Plan 2009</li> <li>○ Wollongong City Wide Development Contributions Plan</li> <li>○ Wollongong Community Participation Plan 2019</li> <li>○ Local Government Act 1993 No 30</li> <li>○ Community Land Plan of Management for Council Owned Land (2022)</li> <li>○ Local Government (General) Regulation 2021</li> <li>○ Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021</li> </ul> </li> <li>· The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>· The suitability of the site for the development</li> <li>· Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>· The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>· Council assessment report dated 30 August 2022</li> <li>· Written submissions during public exhibition: 45</li> <li>· Verbal submissions at the public meeting: Nil</li> <li>· Verbal submissions from applicant's representatives.</li> </ul>
8	SITE INSPECTIONS BY THE PANEL	Virtual Site inspection 30 August 2022. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Robert Montgomery, Steve Fermio, Helena Miller, Trish McBride (Community Representative)</li> <li>○ <u>Council assessment staff</u>: Martin Jameson, Pier Panozzo</li> </ul>
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report