

#### BRIEFING DETAILS

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|-----------------------------|--|
| <b>BRIEFING DATE / TIME</b> | Onsite Tuesday, 22 <sup>nd</sup> February 2022 at 12:45pm<br>Council Chambers Wednesday, 23 <sup>rd</sup> February 2022 at 10:30am |
| <b>LOCATION</b>             | On site and at Council Chambers  |

#### BRIEFING MATTER

PPSSTH-86 – WOLLONGONG – DA-2021/447 – Hooka Creek Road BERKELEY 2506 – Extension of existing indoor sporting facility

#### PANEL MEMBERS

|                                 |   |
|---------------------------------|---|
| <b>IN ATTENDANCE</b>            | Chris Wilson (Acting Chair), Renata Brooks, Tim Fletcher and Michael Mantei |
| <b>APOLOGIES</b>                | None  |
| <b>DECLARATIONS OF INTEREST</b> | David Brown   |

#### OTHER ATTENDEES

|                                 |                                       |
|---------------------------------|---------------------------------------|
| <b>COUNCIL ASSESSMENT STAFF</b> | Brad Harris, Pier Panozzo, Nigel Lamb |
| <b>DPIE STAFF</b>               | Amanda Moylan, Verity Rollason        |

#### KEY ISSUES DISCUSSED

##### General comments

- The Panel seeks Council's consideration of a recommended draft condition of consent requiring the preparation and implementation of an Operational Management Plan (PoM) to capture controls for hours of operation, traffic, parking, noise, lighting, and relevant recommended mitigation measures identified in the traffic impact assessment (TIA).
- The Panel seeks Council's consideration of a recommended draft standard condition of consent requiring preparation of and implementation of a construction environmental management plan to cover noise, light and traffic impacts during construction of the facility.

##### Noise and lighting impacts on amenity.

- Confirmed that the DA documents indicate the hours of operation will remain the same as at present (ie Monday to Friday is 7 am to 11 pm, Saturday to Sunday is 7am – 7pm).
- However, the DA proposes a 24/7 gym, which would be accessed via the main entrance and in close proximity to residential premises. There is currently no report(s) outlining the potential noise (acoustic) impacts, intensity of gym usage, lighting impacts and/ or requirements for personal safety.
- Consequently, the Panel seeks Council's consideration of a recommended draft condition of consent to be included that confirms the hours of operation would be limited to those at present (ie Monday to Friday is 7 am to 11 pm, Saturday to Sunday is 7am – 7pm).

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#### Contaminated Land

- Council noted that they have assessed the Phase 1 and 2 contamination investigation reports. Contaminated land investigations were required based on past filling of the site with Coal Washery Rejects.
- The Panel would like the contamination reports to be made available, via upload to the ePlanning Portal.
- There was a small area of the site untested due to hardstand. While Council is comfortable with the contamination assessment findings, they have suggested Condition of Consent 3 to capture any potential future issues.

#### Geotechnical

- The geotechnical report was not available to the Panel and should be uploaded to the portal. Council advised Condition of Consent 2 is designed to capture the recommendations from the geotechnical report for the proposed building (e.g. piers to bedrock).

#### Traffic / Parking and ingress/exit of site

- The TIA recommends behavioural changes relating to managing traffic (e.g. staff use carparks nearest to the building)
- The Panel seeks the traffic management recommendations from the SEE be included in the draft conditions of consent, such as via the Operational Management Plan.

#### Trees

- The DA seeks the removal of 25 trees, and the planting of 76.
- The Panel seeks that the recommendations of the Arboricultural Assessment in the SEE regarding suitable replacement trees be included in the draft conditions of consent.

#### Biodiversity

- The draft assessment report notes that conditions have been recommended which require consideration of fauna during tree removal works, however there does not appear to be a recommended condition covering this in the draft instrument of consent.

#### IS THE APPLICATION READY FOR DETERMINATION?

The Panel requests a review of proposed conditions to ensure matters raised by the Panel as documented above have been addressed, specifically as follows:

- The Panel seeks Council's consideration of a recommended draft condition of consent requiring the preparation and implementation of an Operational Management Plan (PoM) to capture controls for hours of operation, traffic, parking, noise, lighting, and relevant recommended mitigation measures identified in the traffic impact assessment (TIA);
- The Panel seeks Council's consideration of a recommended draft standard condition of consent requiring preparation of and implementation of a construction environmental management plan to cover noise, light and traffic impacts during construction of the facility;
- The Panel seeks Council's consideration of a recommended draft condition of consent to be included that confirms the hours of operation would be limited to those at present (ie Monday to Friday is 7 am to 11 pm, Saturday to Sunday is 7am – 7pm);
- The Panel seeks that the recommendations of the Arboricultural Assessment in the SEE regarding suitable replacement trees be included in the draft conditions of consent.
- The Panel seeks that the SEE Arboricultural Assessment recommendations for suitable replacement tree plantings be included in the draft conditions of consent.

The Panel also requests that the Phase 1 and 2 Contamination Investigation reports and the geotechnical report for the site be uploaded to the ePlanning Portal.

***The Panel seeks the above by Friday 6<sup>th</sup> May, in order to expedite the electronic determination of this application.***

#### Planning Panels Secretariat

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