

MINUTES OF THE SOUTHERN REGION PLANNING PANEL MEETING HELD AT WOLLONGONG CITY COUNCIL ON 22 JUNE 2010 AT 12.00PM

PRESENT:

Alison McCabe	Chair
Allen Grimwood	Panel Member
David McGowan	Panel Member
David Winterbottom	Panel Member
Tim McCarthy	Panel Member

IN ATTENDANCE

Andrew Carfield – Director Planning and Environment – Wollongong City Council
Mark Riordan – Manager City Planning – Wollongong City Council
Theresa Whittaker – Senior Development Project Officer – Wollongong City Council
Pier Panozzo – City Centre & Major Development Manager – Wollongong City Council
Geoffrey Hunt – Senior Development Project Officer – Wollongong City Council

APOLOGY: Pam Allan

The meeting commenced at 12.05 pm. The Chair welcomed everyone to the meeting of the Panel.

1 Acknowledgement of Country

2 Declaration of Interest

Nil

3 Confirmation of Minutes

There were no Minutes to confirm.

4 Business Item

2009STH017 – Wollongong – DA 2009/1582 – Demolition of existing buildings and the construction of a twelve (12) storey commercial development – 25 Atchison Street, Wollongong

The Chairperson tabled a letter from WCC Administrators which advises Council to accept the application with conditions.

Wollongong Senior Development Officer, Theresa Whittaker, gave an overview of the proposed development.

5 Public Submissions

Mr Robert Gizzi - Design Workshop Australia

Mr Terry Wetherall - JBA Planning

Mr Ron Knowles

Moved A Grimwood seconded D McGowan that an additional one minute be allowed for Mr Knowles' address. MOTION CARRIED.

6 Business Item (DA 2009/1582) Recommendation

Moved A Grimwood seconded D McGowan that:

The Panel adopt the Council officer's recommendation to approve the proposal subject to the recommended conditions of consent, with amendments as outlined below:

- i) Condition 6 be amended so that part 7 reads:
"All work is to be in accordance with the geotechnical recommendations contained in the report dated 13 October 2005 by Douglas Partners".
- ii) The following be added as part 10 of Condition 6:
"A further geotechnical report is required to address all of the above matters, any unanticipated conditions encountered during construction and identify measures to minimize noise and vibration impacts".

Motion Carried

7 Business Item

2009STH019 – Wollongong – DA 2009/1664 – Alterations and additions to Cordeaux Lodge Hostel and Marco Polo Nursing Home comprising 36 new beds, long day care centre for children and new administration facilities – over three (3) stages – 68-70 Waples, Road, Unanderra

The Chairperson tabled a letter from WCC Administrators which advises Council to accept the application with conditions.

Wollongong Senior Development Officer, Geoffrey Hunt, gave an overview of the proposed development.

Public Submissions

Mr James Head - Uniting Care Ageing

Business Item (DA 2009/1664) Recommendation

Moved D Winterbottom seconded A Grimwood that:

The Panel adopt the Council officer's recommendation to approve the proposal subject to the recommended conditions of consent, with amendments as outlined below:

(i) Condition 6 be deleted and replaced with the following:

6 Agreement for construction over drainage easement

The applicant shall comply with the conditions imposed by KF Williams in their correspondence dated 27 May 2010 that relate to the agreement dated 1 June 2010 from Uniting Care Ageing for the carrying out of building works over the easement for drainage as follows:

6a) CCTV inspection for the full extent of the Existing Drainage Pipeline

The inspection of the existing drainage pipe system using CCTV shall be undertaken for the full extent of the proposed building works and extending up to the bend in the easement, upstream of the proposed development.

6b) If the CCTV inspection of the existing drainage pipeline shows that sections of the pipe are damaged, then the damaged pipe shall be repaired, using robotic methods. If the damage to the pipes is not able to be repaired using robotic methods, then the damaged sections of pipe shall be replaced. Any redundant pits along the drainage line are to be provided with reinforced concrete lids.

6c) In order to provide suitable access for future maintenance/inspection of the drainage line, a junction pit should be constructed over the drainage line upstream of the proposed extension and also at the bend in the easement upstream of the proposed extension.

6d) The design of the proposed building extensions should be undertaken to ensure that the building structure does not impose loads on the drainage line. This can be achieved by piercing the building adjacent to the drainage line and providing a suspended slab over the drainage line.

6e) Upon completion of the works, a final inspection of the drainage system should be undertaken using CCTV with any damaged pipeline (caused as a result of the construction of the extension) being repaired using robotic methods.

(ii) And condition 8a be added to read as follows:

8a) Redesign of the Eastern Façade to Units 18 & 19 in the Cordeaux Lodge building
The balconies for the first floor level units 18 and 19 in the Cordeaux Lodge building within the facility shall be deleted. The windows to units 18 and 19 shall incorporate a minimum 1.5 metre high sill height, above the floor level. A minimum 1 metre deep projection screening element shall also be provided to the eastern wall (ie in front of units 18 & 19), to further minimise any potential overlooking impacts upon the adjoining property. These amendments shall be reflected on the Construction Certificate plans for separate approval of the Principal Certifying Authority, prior to the release of the Construction Certificate.

(iii) An additional condition 78 be added to read as follows:

- 78 Child Care Centre – Predominantly catering for children of staff of the Marco Polo complex.
The operating of the child care centre shall remain ancillary to the predominant Senior Living housing facility.

Motion Carried

The meeting concluded at 12.50 pm.

Endorsed by

Alison McCabe
Acting Chair, Southern Region Planning Panel
29 June 2010