

**MINUTES OF THE SYDNEY EAST REGION PLANNING PANEL
MEETING HELD AT COUNCIL CHAMBERS, MEETING ROOM 2,
HURSTVILLE CITY COUNCIL, CIVIC CENTRE
ON WEDNESDAY 20 JANUARY 2010 AT 6.00PM**

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Mary-Lynne Taylor	Panel Member
Philip Sansom	Panel Member
Con Hindi	Panel Member

IN ATTENDANCE:

Jennie Askin	Team leader, development assessment
Laura Locke	Director, A Square Planning

The meeting commenced at 6.13pm. The Chair welcomed everyone to the meeting of the Panel.

1. Declarations of Interest - NIL

2. Business Items

ITEM 1 - ***2009SYE 014 – Hurstville City Council – 09/DA-427, 643 King Georges Road, Penshurst - Alterations and Additions to the existing Hurstville Aquatic Centre***

3. Public Submission - NIL

4. Business Item Recommendations

ITEM 1 - ***2009SYE 014 – Hurstville City Council – 09/DA-427, 643 King Georges Road, Penshurst - Alterations and Additions to the existing Hurstville Aquatic Centre***

The Sydney East Joint Regional Planning Panel *adopted the Council officer's recommendation to approve the proposal, subject to the recommended conditions of consent and with amendments to the following conditions:*

1. Approved Plans

Plan No.	Plan Date	Description	Prepared by
DA01	27.10.2009	Site Plan	Peter Hunt Architect
DA02	27.10.2009	Floor Plan Creche	Peter Hunt Architect

DA03	27.10.2009	Floor Plan Gym	Peter Hunt Architect
DA04	27.10.2009	Floor Plan Spincycle	Peter Hunt Architect
DA05	27.10.2009	Elevations	Peter Hunt Architect
DA06	27.10.2009	Section AA	Peter Hunt Architect
DA07	27.10.2009	Section BB	Peter Hunt Architect

2. In accordance with Clause 94 of the Environmental Planning and Assessment Regulation, 2000, the existing smoke hazard management system in the original swimming pool portion of the building must be brought into conformity with NSW Variation Table E2.1 of the Building Code of Australia (BCA 90) - Amendment 6, i.e. the air handling system serving this part of the building must exhaust or purge smoke at a rate of not less than 6 air changes per hour. In addition, a repeater or mimic panel for the use of fire fighters in an emergency, in association with the fire indicator panel installed in the multi-purpose sports hall, must be provided in the main entry to the swimming pool area.

Note:

Building approval to erect the original swimming pool complex was granted under Building Application 263/94; and BCA 90 – Amendment 6 was in force at the time of the granting of this approval.

Details relating to the level of operation of the smoke hazard management system currently serving the existing swimming pool portion of the complex and any improvements required to be carried out to the system, together with the provision of a repeater panel or mimic panel in the main entry of the swimming pool area must be submitted with the construction certificate application.

3. All storm waters shall be disposed of by gravity in general accordance with the submitted civil works plans.
4. DR11 - **Stormwater drainage plans** - Stormwater drainage plans including pipe sizes, type, grade, length, invert levels, dimensions and types of drainage pits prepared by a qualified practising hydraulics engineer in accordance with the Australian Institute of Engineers Australian Rainfall and Runoff (1987) and Council's Stormwater Drainage Guidelines, **shall accompany the application for the Construction Certificate.**
5. A Report prepared by a practicing Hydraulics Engineer shall be submitted with the construction certificate application to confirm that the proposed crèche will not be inundated by the storm waters generated by a storm of 100 years recurrence interval (ARI) flowing along the overland escape route.

Evidence from an appropriately qualified person that this design requirement has been met **shall accompany the application for the Construction Certificate.**

6. The position of the 900mm diameter pipeline adjacent to the proposed crèche structure shall be determined on the site to confirm the proposed structure is clear of the pipeline. Evidence from an appropriately qualified person that this requirement has been met **shall accompany the application for the Construction Certificate.**
7. **Drainage pipeline encroachments/support** - Any structure adjoining the existing 900mm pipeline shall be designed to withstand all forces should the easement be excavated to existing pipe invert levels. Evidence from an appropriately qualified

person that this design requirement has been met **shall accompany the application for the Construction Certificate.**

8. The construction over the underground electric cables shall be done with the consent and conditions of the relevant utility authority.
9. The layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) is to be in accordance with AS 2890.1 – 2004 (Parking Facilities, Part 1: Off Street Car Parking).
10. All vehicles to enter and leave the site in a forward direction.
11. A Construction Traffic Management Plan detailing construction vehicles routes, number of trucks, hours of operation, access arrangements and traffic control is to be submitted to Council prior to the issue of a Construction Certificate.
12. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Kings Georges Road and Forest Road.
13. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public authorities and/or their agents.
14. All works/regulatory signposting associated with the proposed development are to be at no cost to the RTA.
15. The applicant shall collect and reticulate rain water at the facility.

MOTION CARRIED UNANIMOUSLY

The meeting concluded at 6.23pm.

Endorsed by

John Roseth
Chair, Sydney East Region Planning Panel
8 February 2010
