

**MINUTES OF THE SOUTHERN REGION PLANNING PANEL
MEETING HELD AT WOLLONGONG CITY COUNCIL
ON 4 AUGUST 2010 AT 12.24 PM**

PRESENT:

Pam Allan	Chair
Alison McCabe	Panel Member
Allen Grimwood	Panel Member
David Winterbottom	Panel Member
Professor Tim McCarthy	Panel Member

IN ATTENDANCE

Wollongong City Council – Manager City Planning – Mark Riordan
Wollongong City Council – City Wide Development Manager – Ron Zwicker
Wollongong City Council – Senior Development Project Officer– Theresa Whittaker
Wollongong City Council - City Centre + Major Development Manager - Rachel Harrison

APOLOGIES:

David Farmer

The meeting commenced at 12.24pm. The chair welcomed everyone to the meeting of the panel.

1 Acknowledgement of Country

2 Declaration of Interest:

David Farmer did not attend today's meeting as he declared an interest in Item 1 – Replacement of Western Grandstand at WIN Stadium, Wollongong.

3 Confirmation of Minutes

Moved A McCabe, seconded A Grimwood that the Minutes of the Regional Planning Panel meetings held in Wollongong on 20 May and 22 June 2010 be accepted as a true and accurate record.

Motion carried

4 Business Item

ITEM 1 *2010STH010 – Wollongong – DA-2010/574 – Replacement of western grandstand at WIN Stadium, 9-11 Crown Street and 106 Harbour Street, Wollongong*

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

A supplementary report was provided by Council staff to the JRPP in response to a late submission by the applicant seeking to amend the proposal.

5 Public Submissions

Michael Sullivan – Access Reference Group

Moved A Grimwood seconded T McCarthy that an additional three minutes be allowed for Mr Sullivan's address.

Motion carried

Brian Osterio – Communities NSW Project Director

Terry Wetherall – JBA Urban Planning Consultants

6 Business Item (DA2010/574) Recommendation:

Moved D Winterbottom, seconded A Grimwood that:

- 1 The Joint Regional Planning Panel considers that the current application has merit.
- 2 In light of the issue of permissibility, the applicant be invited to formally amend the current application through the submission of amended plans which clearly illustrate all works proposed to be determined that are currently permissible with consent in the SP3 and B4 zones. The amended application will need to be accompanied by all required supporting documentation including detailed cost estimate reports and include an overall concept plan for the redevelopment.
- 3 Council officers prepare a further report on the amended application for consideration by the Joint Regional Planning Panel as a matter of priority, to be considered at an appropriate time. At this time, the amended application will be determined.
- 4 Council officers report on the amended plans, addressing the following issues:
 - a. The revised capital investment value;
 - b. Use of function rooms and impacts on parking;
 - c. Appropriate conditions regarding the Roads Act 1993 approvals and specific approval by Council of the Traffic Management Plans.

- 5 The Joint Regional Planning Panel acknowledge the two Council resolutions in relation to
(i) the closure and lease of portions of the Harbour Street road reserve, and
(ii) the forwarding of a planning proposal to the NSW Department of Planning in respect of the Harbour Street road reserve adjacent to the site.
- 6 The applicant be invited to prepare and submit a separate development application for those works which are prohibited and are associated with the planning proposal and advise Council officers of the timing of that application.
- 7 The matter of compliance with the Building Code of Australia and the Disability Discrimination Act and issues identified by the Access Reference Group in their submission be addressed in reports to the JRPP for each application.

Motion carried

The meeting concluded at 1.09 pm.

Endorsed by

Pam Allan
Chair, Southern Region Planning Panel
Date: 12/8/10