

**MINUTES OF THE SOUTHERN REGION PLANNING PANEL
MEETING HELD AT WOLLONGONG CITY COUNCIL
ON 30 SEPTEMBER 2010 AT 12.00 PM**

PRESENT:

Alison McCabe	Chair
Professor Tim McCarthy	Panel Member
Allen Grimwood	Panel Member
David Farmer	Panel Member

IN ATTENDANCE

WCC – Director Planning & Environment – Andrew Carfield
WCC –Acting Manager City Planning – Pier Panozzo
WCC – City Wide Development Manager – Ron Zwicker
WCC – Senior Development Project Officer– John Wood

The meeting commenced at 12.10pm.

APOLOGIES: -

Pam Allan

1 Acknowledgement of Country

2 Declaration of Interest: -

Nil.

3 Expression of Sympathy

The Panel extends its sympathy to the family of former Panel member David McGowan who recently passed away and acknowledges his contribution to the Panel. David's contribution was professional and ethical and he will be sorely missed.

4 Confirmation of Minutes

There were no Minutes to confirm.

5 Business Item

ITEM 1 2010STH012 – Wollongong – DA-2010/580 – Community Housing Development and Community facility – Lot 101 DP 1111861 Moombara Street,Dapto

Wollongong Senior Development Officer, John Wood, gave an overview of the proposed development which comprises 108 affordable rental dwellings.

Public Submissions

Noel Leslie – Snr Vice President of Dapto ANH Society
Neville Fredericks – Property developer on Board of Directors
Phil Paton – managing DA process
Denis Hopkins - withdrew request to speak

6 Business Item (DA2010/580) Recommendation:

Moved A Grimwood, seconded D Farmer.

- A) That Development Application DA 2010/580 be approved pursuant to Section 80 of the Environmental Planning and Assessment Act, 1979, subject to the proposed draft conditions of consent as contained within Attachment 8 to the report and subject to the following additional conditions and changes being inserted into the consent:
 - i) Wollongong Council's standard condition relating to Section 94A contribution fees be imposed and that a contribution of \$11,300 apply in relation to the community facility. (Refer Attachment).
 - ii) The community facility building shall remain ancillary to the affordable rental housing project upon the site, at all times. The community facility building shall be used principally for the administration of the affordable rental housing project. Any use of the building as separate business premises is not authorised by this consent.
 - iii) Should any contamination be encountered during construction works the applicant shall immediately seek separate independent consultants advice for remediation works.
 - iv) Condition 36 be amended to read: "141 car parking spaces and not 140". This amendment is to be made to all relevant documents.
- B) The Panel notes the Trust's agreement to advise prospective tenants of the location and functions of the ANH Society and the Dapto Showground facilities and discussion is to continue between the two organisations.

Motion Carried

The meeting concluded at 12.45 pm.

Alison McCabe
Acting Chair, Southern Region Planning Panel
Date: 7 October 2010

ATTACHMENT

ADDITIONAL CONDITION – PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Section 94A Levy Contribution

The following Section 94A Levy Contribution is required towards the provision of public amenities and services in accordance with the Wollongong City Council Section 94A Development Contributions Plan.

Pursuant to Section 80A(1) of the Environmental Planning and Assessment Act 1979, and the Wollongong City Council Section 94A Development Contributions Plan, a contribution of **\$11,300** shall be paid to Council prior to the issue of the Construction Certificate.

The amount to be paid will be adjusted at the time of actual payment, in accordance with the provisions of the Wollongong City Council Section 94A Development Contributions Plan. The Consumer Price Index All Group Index Number for Sydney at the time of the development application determination is 170.5.

The following formula for indexing contributions is to be used:

Contribution at time of payment = **\$C x (CP2/CP1)**

Where

\$C is the original contribution as set out in the Consent

CP1 is the Consumer Price Index (all groups index for Sydney) used in the proceeding indexation calculation

CP2 is the Consumer Price Index (all groups index for Sydney) at the time of indexation.

Details of CP1 and CP2 can be found in the Australian Bureau of Statistics website Catalog No 6401.0 - Consumer Price Index, Australia.

Payment of the S94A levy must be by cash or bank cheque only. A copy of the Wollongong City Council Section 94A Development Contributions Plan and accompanying Fact Sheet may be inspected or obtained from the Wollongong City Council Administration Building, 41 Burelli Street, Wollongong during business hours or on Council's web site at www.wollongong.nsw.gov.au.

(Reason: To provide high quality and diverse public amenities and services to meet the expectations of the existing and new residents of Wollongong City Council).