

# MINUTES OF THE SOUTHERN REGIONAL PANEL MEETING HELD AT WINGECARRIBEE SHIRE COUNCIL ON THURSDAY, 5 MAY 2011 AT 4:00 PM

## PRESENT:

Pam Allan	Chair
Alison McCabe	Panel Member
Allen Grimwood	Panel Member
Laurel Cheetham	Panel Member
David Stranger	Panel Member

## IN ATTENDANCE

Kate Wooll	Council Assessment Officer, Wingecarribee Shire Council
Les Pawlak	Environmental Assessment Manager, Wingecarribee Shire Council
Scott Lee	Director of Environment and Planning

## APOLOGY:

The meeting commenced at 4.01pm

### 1. Acknowledgement to Country

The Chair acknowledges the traditional custodians of the Land.

### 2. Declarations of Interest - Nil

### 3. Business Items

***ITEM 1 - 2010STH029 Wingecarribee 2010/0863 - Mixed Use Development  
Comprising 7 Retail Units & 52 Residential Units (basement car parking)  
Cnr 1 - 3 Victoria Street & 184 - 186 Mittagong Road, Bowral***

### 5. Public Submission –

Nicolas Daoud	addressed the Panel <b>in favour</b> of the item
Matthew Holt	addressed the Panel <b>in favour</b> of the item

Bruce Nichols	addressed the Panel <b>against</b> the item
Petrina Jones	addressed the Panel <b>against</b> the item
Valerie Fishburne	addressed the Panel <b>against</b> the item

## 6. Business Item Recommendations

### ***ITEM 1 - 2010STH029 Wingecarribee 2010/0863 - Mixed Use Development Comprising 7 Retail Units & 52 Residential Units (basement car parking) Cnr 1 - 3 Victoria Street & 184 - 186 Mittagong Road, Bowral***

**Moved** Allen Grimwood **seconded** Alison McCabe

That the Panel adopt the recommendation of the assessment report, to approve the development application subject to the following:

1. The consent granted for DA No. 2006/0879 is to be surrendered in accordance with the NSW Environmental Planning and Assessment Act and Regulations prior to the issue of the Construction Certificate.
2. Plans submitted with the application for the Construction Certificate are to comply with the Disability (Access to Premises – Buildings) Standards 2010 in relation to access and car parking for Disabled Persons.
3. Amended plans being submitted to Council for approval prior to the release of the Construction Certificate that provide for a minimum 2 metre wide landscape strip along the eastern boundary adjoining the residential zone. This will require a relocation of the entry point, a reconfiguration of the basement car park and units 6 and 14 fronting Victoria Street.
4. The landscape plan shall be amended to reflect the changes identified in point 3 and shall incorporate provision for some canopy trees along the boundary.
5. A detailed Construction Management Plan is required to be approved by Council prior to the issue of Construction Certificate. The required Construction Management Plan SHALL indicate the measures to be implemented to protect the environment as well as public health, safety and convenience. The plans SHALL detail provisions for:-
  - (a) Off-street parking for employees, contractors and sub-contractors.
  - (b) Site access for construction vehicles and equipment purposes.
  - (c) Public safety in the use of roads and footpaths where development activities adjoin such facilities.
  - (d) The storage and removal, on a regular frequency, of builder's rubble and waste by trade waste contractors.
  - (e) Storage of ALL building materials and equipment wholly within the construction site.
  - (f) Public risk policies and management for all contractors' employee using or gaining access over public footpaths and roads.
  - (g) External lighting and security alarms proposed for the construction site.
  - (h) Fire fighting measures to be available on site during development and construction
  - (i) Sanitary amenities and ablutions proposed on site during development and construction.
  - (j) Ensuring the safety of members of the public and Council staff who may have occasion to enter and be in attendance on the site.

- (k) Minimising the adverse impacts of construction traffic movements at the junction of Mittagong Road and Victoria Street.

- 6. Directional signage shall be provided at the driveway entry and internal Basement indicating service areas and visitor parking available on site, maximum service vehicle size 8.8m. Advisory signage is also to be provided in the basement car-park indicating residential parking areas.

**MOTION CARRIED.**

The meeting concluded at 5.00pm

Endorsed by



Pam Allan  
Chair, Southern Region JRPP  
16 May 2011