

**MINUTES OF SOUTHERN REGION PLANNING PANEL MEETING HELD ON
5 APRIL 2011 AT 2.00 PM AND RECONVENED AT 5.00 PM**

MEETING HELD FROM 2.00 PM TO 2.40 PM

PRESENT

- Pam Allan (in the Chair)
- Alison McCabe – Panel Member
- Professor Tim McCarthy – Panel Member
- Allen Grimwood – Panel Member
- David Winterbottom – Panel Member

IN ATTENDANCE

- WCC –Director Planning & Environment – Andrew Carfield
- WCC –Manager City Planning – Mark Riordan
- WCC - City Centre + Major Development Manager - Pier Panozzo
- WCC – City Wide Development Manager – John Wood
- WCC - Senior Development Project Officer – Anthony Barnes
- WCC - Development Project Officer – Nigel Lamb

APOLOGY WCC – General Manager – David Farmer

1 ACKNOWLEDGEMENT OF COUNTRY

2 DECLARATIONS OF INTEREST - Nil.

3 DEPUTY CHAIRPERSON

Alison McCabe stood down as Deputy Chairperson and nominated Allen Grimwood to the position, which he accepted.

Moved A McCabe seconded T McCarthy that Allen Grimwood be elected Deputy Chairperson. **Motion Carried**

3 CONFIRMATION OF MINUTES

There were no Minutes to confirm.

4 BUSINESS ITEMS

ITEM 1 2010STH033 – Wollongong – DA-2010/1503 – Proposed commercial building over basement parking – 134-140 and 144-148 Keira Street, Wollongong

Wollongong Development Project Officer, Nigel Lamb, gave an overview of the proposed development on the Keira Street site.

A letter from WCC Administrators advising of Council's acceptance of the application with conditions is noted.

Public Submissions

Nil

Business Item (DA-2010/1503) Recommendation:

Moved D Winterbottom **that**, because of the major breach of parking standards, this application stand deferred until there is a full survey of parking demand taking into account, for workers in the CBD, such factors as modal split, car occupancy and worker occupancy of floor space. **Motion not seconded.**

Moved A Grimwood seconded A McCabe that DA 2010/1503 be granted approval with conditions and subject to an extra item in condition 11 as follows:

- 11b) The awning is to be wrapped around the building and extended along the Victoria Street frontage for a distance of approximately 15.2 metres, just beyond the second window panels. This requirement is to be reflected in the Construction Certificate.

Motion Carried (D Winterbottom voted against the motion)

ITEM 2 2010STH036 – Wollongong – DA-2010/1562 – Demolition of existing Corrimal Leagues Club and construction of residential development comprising 60 x residential home units above basement parking and 6 x villa homes with double garages and visitor parking – 54- 62 Railway Street, Corrimal

A letter from WCC Administrators advising of Council's acceptance of the application with conditions was noted.

Wollongong Senior Development Project Officer, Anthony Barnes, gave an overview of the proposal.

Public Submissions

Tina Pitsiavas addressed the Panel **against** the proposal.
Ray Robinson addressed the Panel **against** the proposal

Business Item (DA-2010/1562) Recommendation 1:

Moved A McCabe seconded T McCarthy that DA 2010/1562 be granted approval subject to the inclusion of two additional conditions in part 29 and 46 in Attachment 9 of the report as follows

- 29 c) The northern side boundary adjacent to the proposed driveway shall be constructed of brickwork to a maximum height of 1.8 metres and tapered down from the six (6) metre front building line to a maximum height of 1.2 metres at the front boundary point of Harbinger Street.

- 46 a) An acoustic assessment by a suitably accredited consultant shall be undertaken to identify the background noise of the Illawarra Coking Coal operations. The report shall provide construction recommendations for any required noise attenuation measures for the development which shall be reflected on the Construction Certificate Plans.

Motion Carried Unanimously

Business Item (DA-2010/1562) Recommendation 2:

Moved D Winterbottom seconded A McCabe that:

- 1 Council be requested to review the provisions of Wollongong LEP 2009 as they affect this area to establish the desirability of retaining medium density zoning due to the proximity of the Coke Works and the implications for traffic generation.
- 2 In the event that the zoning is retained, overall or on some of the area, Council be requested to review the provisions of Wollongong DCP 2009 as they affect this area to provide a better buffer to the Coke Works.

Motion Carried Unanimously

The meeting was adjourned at 2.40 pm and recommenced at 5.00 pm

RECONVENING OF MEETING - 5.00 PM TO 6.35 PM

PRESENT

Pam Allan (in the Chair)
Alison McCabe
Professor Tim McCarthy – Panel Member
Allen Grimwood – Panel Member
David Winterbottom – Panel Member

IN ATTENDANCE

WCC –Director Planning & Environment – Andrew Carfield
WCC –Manager City Planning – Mark Riordan
WCC - City Centre + Major Development Manager - Pier Panozzo
Planning Ingenuity – Lindsay Fletcher

APOLOGIES

WCC – General Manager – David Farmer
Member for Wollongong – Noreen Hay, MP
Member for Throsby – Stephen Jones, MP

ITEM 3 2009STH020 – Wollongong – DA-2009/1636 – Resource Recovery Centre – 133-141 Five Islands Road and Jarvie Road, Cringila

A letter from WCC Administrators advising that as Council is the landlord for the proposal an independent planning assessment report for JRPP's consideration was commissioned. The independent assessment of the application has been completed and the proposal is recommended for approval subject to relevant conditions of consent.

Public Submissions

- 1 Abdul Elhage addressed the Panel **against** the proposal.
- 2 Mustafa Atak addressed the Panel **against** the proposal
- 3 Peter Bahlmann addressed the Panel on the applicant's behalf **for** the proposal
- 4 Kirsty Allen presented Angelina Costanzo report **against** the proposal
- 5 Kirsty Allen addressed the Panel **against** the proposal
- 6 Paula Jan Loustos addressed the Panel **against** the proposal
- 7 Peter Moran addressed the Panel **against** the proposal
- 8 Anthony Keenan on behalf of Stephen Jones MP addressed the Panel **against** the proposal
- 9 Arthur Rorris addressed the Panel **against** the proposal
- 10 Goran Veljanovski addressed the Panel **against** the proposal
- 11 Steve Veljanovski addressed the Panel **against** the proposal
- 12 Kassier Khalad addressed the Panel **against** the proposal
- 13 Gordon Bradbery addressed the Panel **against** the proposal

Business Item (DA-2009/1636) Recommendation:

Moved D Winterbottom seconded T McCarthy that the JRPP resolve that DA-2009/1636 for a Resource Recovery Centre at Five Islands Road Cringila, be refused because:

- 1 The proposal does not conform to the objectives for the zone.
- 2 The proposal is not in the public interest.
- 3 The cumulative impact of the proposed development, the current operations on the site and potential operations permitted by DA-1993/774 would result in unacceptable amenity impacts on the surrounding environment.
- 4 The Environmental Impact Statement does not adequately address the Director General's Requirements in relation to identifying alternate sites.
- 5 The rehabilitation strategy proposed for the site does not adequately address the whole of the site and is therefore inconsistent with the Director General's Requirements and would result in an unacceptable outcome for the site.
- 6 The provision of utility services is inadequate.

Motion Carried (A McCabe and A Grimwood voted against the motion).

The meeting concluded at 6.35 pm.



Pam Allan
Acting Chair, Southern Region Planning Panel
Date: 13 April 2011