

MINUTES OF THE SOUTHERN JOINT REGIONAL PLANNING PANEL MEETING HELD AT WOLLONGONG CITY COUNCIL ON THURSDAY, 6 MARCH 2014 AT 12:30 PM

PRESENT:

| | |
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| Pam Allan | Chair |
| Alison McCabe | Panel Member |
| Allen Grimwood | Panel Member |
| Michael Mantei | Panel Member |

IN ATTENDANCE

| | |
|-----------------|-------------------------|
| Andrew Carfield | Wollongong City Council |
| Andrew Heaven | Wollongong City Council |
| Pier Panozzo | Wollongong City Council |
| Rachel Harrison | Wollongong City Council |

APOLOGY: George Takacs, David Brown

The meeting commenced at 12:30pm.

1. Acknowledgement to Country

The chair acknowledged the traditional custodians of the land.

2. Declarations of Interest

Nil

3. Business Items

ITEM 1 - 2013STH008 – Wollongong – DA-2013/666 – Affordable Housing Development (Auburn Street) – 14 Auburn Street, Wollongong

4. Public Submission

Nil

Andrew Darroch addressed the panel on behalf of the applicant.

5. Business Item Recommendations

ITEM 1 - 2013STH008 – Wollongong – DA-2013/666 – Affordable Housing Development (Auburn Street) – 14 Auburn Street, Wollongong

- 1 That Development Application DA-2013/666 for an eighteen storey building over three levels of basement comprising ground floor retail with two levels of commercial above 15 levels of residential incorporating four levels of infill affordable housing be deferred for the applicant to have further discussion with Council officers to explore alternate statutory mechanisms to facilitate the provision of affordable housing such as a clause 4.6 variation and a Voluntary Planning Agreement.
- 2 That the matter be the subject of a further report either addressing resolution 1 or submitting the application for determination in the event that the Land and Environment Court decides in *EPS Constructions Pty Ltd v Holroyd City Council* that SEPP (Affordable Rental Housing 2009) applies to shop top housing .

Moved Alison McCabe **Seconded** Allen Grimwood

MOTION CARRIED: UNANIMOUSLY

6. Business Items

ITEM 2 - 2013STH012 – Wollongong – DA-2013/986 – Mixed Use Development (Oxford Hotel) – 47-51 Crown Street, Wollongong

7. Public Submission

Roslyn Williams addressed the panel **against** the item.

Brett Daintry addressed the panel on behalf of the applicant.
Tony Jreige there to answer questions from the Panel.

Meeting was adjourned at 1:07pm for ten minutes.

Meeting reconvened at 1:12pm.

8. Business Item Recommendations

ITEM 2 - 2013STH012 – Wollongong – DA-2013/986 – Mixed Use Development (Oxford Hotel) – 47-51 Crown Street, Wollongong

Motion:

It is recommended that conditional approved be granted to DA-2013/986 subject to draft conditions contained in the JRPP Report at Attachment 4 and subject to:

1. Replacement of condition 43 with:

Podium Planting

All podium planting areas to have a waterproofing membrane that can provide a minimum 10 year warranty on product. Protective boarding to be installed to protect membrane from damage. All podium planting areas to be provided with an adequate drainage system connected to stormwater drainage system. Planter box to be

backfilled with free draining planter box soil mix. If selected mulch is decorative pebbles/gravel, the maximum gravel pebble size is 10mm diameter. Additionally a screen must be provided at the outer edge of the planter bed that extends to a height of 1.8m above floor level of the level 7 podium common open space, for the full length of the western boundary of the common open space.

This requirement shall be reflected on the Construction Certificate plans and any supporting documentation.

- 2 Delete Condition 55.
- 3 Amended Conditions 23, 24, 25 and 26 by the addition of the following words at the end of the conditions:

‘..., other than a construction certificate for remediation or bulk excavation.’

4. Inclusion of the following condition:

Heritage - Interpretation

After the archaeological investigation is completed, and prior to any other works commencing on site, the developer must ensure that an interpretation plan is prepared in order to ensure that the significance of the site and any remains discovered during archaeological investigation are interpreted on site, in a manner that is visible from the street. The interpretation plan must be approved by the Council's heritage staff and forwarded to the Principal Certifying Authority prior to commencement of any works on site. A copy of the final record shall be forwarded to Council for inclusion in the local studies collection of Wollongong Library.

Moved Michael Mantei **Seconded** Alison McCabe

MOTION CARRIED: UNANIMOUSLY

9. The meeting concluded at 1:30pm.

Endorsed by



The Hon Pam Allan
Chair, Southern Joint Regional Planning Panel
11 March 2014