




# SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Wollongong City Council on Friday 13 November 2015 at 1.30 pm		
Panel Members: Pam Allan (Chair), Allen Grimwood, Alison McCabe, Michael Mantei, Cr Vicki Curran		
Apologies: None Declarations of Interest: None		
<b>Determination and Statement of Reasons</b>		
<b>2015STH021 – WOLLONGONG – DA-2015/789 [46-50 Underwood Street and Lots 3, 4, 5, 6, 13 and 14 Underwood Street, Corrimal] as described in Schedule 1.</b>		
<b>Date of determination:</b> 13 November 2015		
<b>Decision:</b> The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> .		
<b>Panel consideration:</b> The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.		
<b>Reasons for the panel decision:</b> The Panel has unanimously approved the development application, subject to the conditions contained within the Council Assessment Report and as amended.		
<p><b>Conditions:</b></p> <p>The Panel approved the development application subject to the conditions contained within the Council Assessment Report and subject to the amendment of the following conditions:</p> <ol style="list-style-type: none"> <li>Condition 24 – two car parking spaces adjoining the main pedestrian entrance will be removed and replaced with a landscaped area. Condition 24 shall be amended to read as follows: <p><i>Condition 24</i>  <i>The two western car parking spaces adjoining the main pedestrian entrance to the site from Underwood Street are to be deleted and replaced with a landscaped area which includes seating opportunities. Details and finishes are to be to Council's satisfaction. This requirement shall be reflected on the Construction Certificate Plans.</i></p> <p><i>Condition 24A</i>  <i>The developer must install twenty-four (24), 400 litre container advanced plant stock throughout the site within the proposed garden beds. The species shall be a Wollongong escarpment species or an approved alternative.</i></p> <p><i>A further list of suitable suggested species may be found in Wollongong Development Control Plan 2009 – Chapter E6: Landscaping.</i></p> </li> <li>Condition 41 amended to reflect the removal of 2 car spaces. The amended condition to read as follows: <p><i>The development shall make provision for a total of 101 car parking spaces (including 3 disabled car parking spaces), 6 motorbike parking spaces and 6 bicycle parking spaces. This requirement shall be reflected on the Construction Certificate plans. Any change in above parking numbers shown on the approved DA plans shall be dealt with via a section 96 modification to the development. The approved car parking spaces shall be maintained to the satisfaction of Council, at all times</i></p> </li> <li>Condition 50 amended to read as follows: <p><i>The proposed pedestrian link adjacent to the Right of Access is to be line-marked, signposted and separated from vehicle paths of travel by a concrete median. A change in pavement type and colour is required for the full extent of the pedestrian link to clearly indicate to motorists using the right of access the area that is designed for pedestrians.</i></p> <p><i>Provision is to be made for lighting along the southern elevation of the building to illuminate this link in accordance with AS4282, AS1158.3.1 and Section J6 of the BCA. This requirement shall be reflected on the Construction Certificate plans.</i></p> </li> </ol>		
<b>Panel members:</b>		
 <b>Pam Allan (Chair)</b>	 <b>Allen Grimwood</b>	 <b>Alison McCabe</b>
Approved by email <b>Michael Mantei</b>	Approved by email <b>Cr Vicki Curran</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA – Council Reference: 2015STH021 – WOLLONGONG – DA-2015/789</b>
2	<b>Proposed development:</b> Medical Centre, Pharmacy and associated external works
3	<b>Street address:</b> 46-50 Underwood Street and Lots 3, 4, 5, 6, 13 and 14 Underwood Street, Corrimal
4	<b>Applicant/Owner:</b> Shellshear Young Pty Ltd, Matthew Young
5	<b>Type of Regional development:</b> CIV >\$5Million Private Infrastructure & Community Facility
6	<b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• SEPP No. 55 – Remediation of Land</li> <li>• SEPP No. 64 – Advertising and Signage Structures</li> <li>• SEPP (Infrastructure) 2007</li> <li>• SEPP (State and Regional Developments) 2011</li> <li>• Wollongong Local Environmental Plan (WLEP) 2009</li> <li>• Wollongong Development Control Plan (WDCP) 2009</li> <li>• Wollongong Section 94A Development Contributions Plan 2015</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 30 October 2015 Written submissions during public exhibition: 3 Submission Verbal submissions at the panel meeting: On behalf of the applicant- Stephen White from Urbis
8	<b>Meetings and site inspections by the panel:</b> <b>Site Inspection:</b> 12 November 2015 <b>Briefing Meeting:</b> 13 November 2015 <b>Determination Meeting:</b> 13 November 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Conditions as per assessment report