

RECORD OF DECISION SOUTHERN JOINT REGIONAL PLANNING PANEL

Members:

Alison McCabe	Chair
Mark Grayson	Panel Member
Bob McCotter	Panel Member
Marianne Saliba	Panel Member
John Murray	Panel Member

Apology: Nil

Declarations of Interest: Nil

The regional panel considered the following application via email and this is a record of the process and decision.

Business Item

ITEM 1 – 2012STH027 – Shellharbour – DA331/2012 Seniors Housing Development (Staged Concept Proposal) – Lot 2 DP1043053 Wattle Road, Shellharbour City Centre

Development application DA331/2012 (2012STH027) was considered at the panel meeting held on 16 May 2013 at Shellharbour City Council. At this meeting it was moved that:

- “1. That the JRPP, as the consent authority, defer determination of Development Application No. 331/2012 for the Stage 1 concept plan for housing for seniors and people with a disability and various ancillary non-residential land uses at Lot 2 DP 1043053, Wattle Road Shellharbour City Centre.*
- 2. That the Panel notes the merit of the application and finds it is acceptable subject to the proposed amendments to conditions of Consent at 3C, Condition 4, Condition 5A and the imposition of an additional condition regarding the use of the community hall.*
- 3. That Council officers be requested to provide a supplementary report to the panel on the issue of the right of way.*
- 4. That on receipt of that report the panel deal with the determination of the application electronically.”*

On 28 January 2014, the Panel Secretariat circulated a supplementary report, attachment and memo that were provided by Shellharbour City Council in response to the motion moved by the panel on 16 May 2013.

The Panel Chair proposed the following resolution to the panel members:

“That the JRPP as the consent authority approve the Staged development application No 331/2012 for the concept plan for housing for Seniors and People with a Disability and various ancillary non-residential land uses on Lot 2 DP 1043053 Wattle Road Shellharbour City Centre subject to the conditions in the supplementary report and the following :

- A. Condition 3C to read as follows:
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3c. Wattle Road front building line for 4th and 5th levels of buildings R1, R3, R5, R7 and R9 must be increased by at least 2 metres with any encroachments limited to non-roofed terraces, unless otherwise demonstrated that the building has appropriate articulation and break up of building mass and satisfies State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development and accompanying Residential Flat Design Code 2002 (or subsequent amendment).

B. An additional condition being imposed that reads as follows:

The following additional matters are to be detailed in any Stage 1 DA:

1. Full details for the new pedestrian and vehicle access and egress arrangements.
2. Full details of the proposed staging of the development, most particularly proposed access arrangements provided to LAHC's resident's during construction.
3. Confirmation of street and bollard pathway lighting and its directional attributes, and how that might affect tenants in LAHC properties.
4. Confirmation that Uniting Care Ageing's development will not adversely affect electricity, gas and water services to LAHC's properties."

On 10 February 2013, Alison McCabe moved the motion and Bob McCotter seconded the motion. Mark Grayson, Marianne Saliba and John Murray all voted in favour of the motion.

Therefore, the following resolution is made by unanimous decision.

Resolved

ITEM 1 – 2012STH027 – Shellharbour – DA331/2012 Seniors Housing Development (Staged Concept Proposal) – Lot 2 DP1043053 Wattle Road, Shellharbour City Centre

"That the JRPP as the consent authority approve the Staged development application No 331/2012 for the concept plan for housing for Seniors and People with a Disability and various ancillary non-residential land uses on Lot 2 DP 1043053 Wattle Road Shellharbour City Centre subject to the conditions in the supplementary report and the following :

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The following additional matters are to be detailed in any Stage 1 DA:

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 2. Full details of the proposed staging of the development, most particularly proposed access arrangements provided to LAHC's resident's during construction.
 3. Confirmation of street and bollard pathway lighting and its directional attributes, and how that might affect tenants in LAHC properties.
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4. Confirmation that Uniting Care Ageing's development will not adversely affect electricity, gas and water services to LAHC's properties."

Endorsed by

A handwritten signature in black ink, appearing to read "AmcCabe".

Alison McCabe
A/Chair, Southern Joint Regional Planning Panel
10 February 2014