

## NORTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Clarence Valley Council on Thursday 7 May 2015 at 10:00 am

Panel Members: Garry West (chair), John Griffin, Bruce Clarke, Richie Williamson and Andrew Baker

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

**2014NTH025 Clarence Valley DA2014/0596 [at 217-221 Queen Street & 125 Crown Street GRAFTON] as described in Schedule 1.**

**Date of determination:** 7 May 2015

**Decision:**

The panel determined to approved the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

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.

**Reasons for the panel decision:**

The panel has considered the environmental planning instruments relevant to proposed development as listed in Schedule 1 and is satisfied that no issues arise that would preclude determination.

The panel adopted the assessment of those matters in the Council Assessment Report.





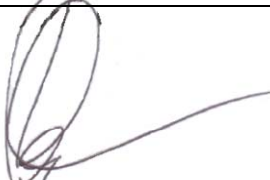
The principal reason for the panel decision was that the impacts of the proposed development on the surrounding environment have been dealt with through design and addressed by conditions of consent.

Other reasons for the panel decision were:

1. The proposal meets the provisions of the State Environmental Planning Policy (Housing for Seniors or People with a Disability);
2. The shortfall of parking spaces has been addressed through conditions of consent;
3. Whilst the site is identified as being flood prone, the flood impact will be improved by the provision of a first floor about the probably maximum flood level;
4. Issues of concern regarding on-street parking have been addressed by conditions of consent; and
5. The proposed development will have positive outcomes through the provision of a special needs facility and is in the public interest.

**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting, new condition 25 restricting times for access of service on site and an amendment to condition 42 requiring lane marking as part of the formalised angle parking in Crown Street.

**Panel members:**

 <b>Garry West (chair)</b>	 <b>John Griffin</b>	 <b>Bruce Clarke</b>
 <b>Richie Williamson</b>	 <b>Andrew Baker</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014NTH025 Clarence Valley DA2014/0596
2	<b>Proposed development:</b> Redevelopment of Residential Care Facility (66 bed to 113 bed facility) including demolition works
3	<b>Street address:</b> 125 Crown Street & 217-221 Queen Street, Grafton
4	<b>Applicant:</b> Newton Denny Chapelle Surveyors, Planners & Engineers <b>Owner:</b> Frank Whiddon Masonic Homes trading as The Whiddon Group
5	<b>Type of Regional development:</b> Development that has a capital investment value of more than \$20 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• North Coast Regional Environment Plan 1988</li> <li>• State Environmental Planning Policy No. 55 (Remediation of Land)</li> <li>• Clarence Valley Local Environmental Plan 2011</li> <li>• Development in Residential Zones &amp; Development in Environmental Protection, Open Space &amp; Special Use Zones Development Control Plans</li> <li>• Clarence Estuary Management Plan</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: 1 April 2015 Written submissions during public exhibition: two (2) Written submission by the applicant dated 1 May 2015 and Council's Memorandum dated 5 May 2015. Verbal submissions at the panel meeting: Support- Nil; Against- Nil; On behalf of the applicant- XX
8	<b>Meetings and site inspections by the panel:</b> Site visit on 7 May 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report as amended.