

SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at electronically via email		
Panel Members: Pamela Allan (Chair), Allen Grimwood, Alison McCabe, Marianne Saliba and Graham Rollinson		
Apologies: Nil Declarations of Interest: Nil		
Determination and Statement of Reasons		
2014STH015 - Shellharbour - DA 267/2014 [7-23 Wallaroo Drive, Shellharbour] as described in Schedule 1.		
Date of determination: 6 March 2015		
Decision: The panel determined to defer the development application as described in Schedule A.		
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 voted unanimously to <u>approve</u> the determination of the development application as per the council assessment report and supplementary information provided.		
Conditions: condition E4 requires compliance with Schedule 3 of the SEPP (Housing for Seniors or People with a Disability) 2004. (Section 5 of the Schedule 3 prescribes that 5% of total car parking spaces be 3.8m wide)		
Panel members:		
Approved via email Pamela Allan (Chair)	Approved via email Allen Grimwood	Approved via email Alison McCabe
Approved via email Marianne Saliba	Approved via email Graham Rollinson	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014STH015 - Shellharbour – DA 267/2014
2	Proposed development: Senior Living Development
3	Street address: 7-23 Wallaroo Drive, Shellharbour
4	Applicant/Owner: Uniting Care Aging
5	Type of Regional development: Capital investment value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 • State Environmental Planning Policy No. 55: Remediation of Land • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy 71 - Coastal Protection • State Environmental Planning Policy No. 65: Design Quality of Residential Flat Development • Shellharbour Local Environmental Plan 2013 • Shellharbour City Council Development Control Plan • Shellharbour City Council Section 94 Contributions Plan 2013 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report dated November 2014 Written submissions during public exhibition: Nil
8	Meetings and site inspections by the panel: Site visit and Briefing Meeting: 23 July 2014.
9	Council recommendation: Approval
10	Draft conditions: as attached to assessment report