





## SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Wollongong City Council at 12.30 PM		
Panel Members: Pamela Allan (Chair), Allen Grimwood, Alison McCabe, Vicki Curran and Michael Mantei		
Apologies: Nil      Declarations of Interest: Nil		
<b>Determination and Statement of Reasons</b>		
<b>2014STH017 - Wollongong – DA-2014/956 [27A Stewart Street, Wollongong] as described in Schedule 1.</b>		
<b>Date of determination:</b> 27 March 2015		
<b>Decision:</b> The panel determined to defer the development application as described in Schedule A.		
<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 resolved to defer the determination of this development application for the following reasons: <ol style="list-style-type: none"> <li>1. The DA be deferred for a supplementary report that considers draft SEPP 65 (Amendment No. 3) and relevant provisions of the draft Apartment Design Guide under Section 79C 1(A)(ii).</li> <li>2. the report provides further detail on an appropriate restriction on title to ensure access to the club house facility for the Howard Court 1 residence.</li> <li>3. Additional detail be provided in respect to Kembla Street and Pioneer Park elevations to ensure level of certainty in finishes.</li> <li>4. The Panel determine the DA electronically upon receipt of the supplementary report unless otherwise directed by the Chair.</li> </ol>		
<b>Conditions:</b> Not Applicable		
<b>Panel members:</b>		
 <b>Pamela Allan (Chair)</b>	 <b>Allen Grimwood</b>	 <b>Alison McCabe</b>
 <b>Michael Mantei</b>	Approved via email  <b>Vicki Curran</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014STH017 - Wollongong – DA-2014/956
2	<b>Proposed development:</b> Seniors Living Development
3	<b>Street address:</b> 27A Stewart Avenue, Wollongong
4	<b>Applicant/Owner:</b> Illawarra Retirement Trust Group (IRT)
5	<b>Type of Regional development:</b> Capital investment value > \$20M
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• SEPP No. 55 – Remediation of Land</li> <li>• SEPP No. 65 – Design Quality of Residential Flat Development (SEPP 65)</li> <li>• SEPP (Housing for Seniors or People with a Disability) 2004 (SEPP Seniors)</li> <li>• SEPP (Building Sustainability Index : BASIX) 2004</li> <li>• SEPP (State and Regional Development ) 2011</li> <li>• Wollongong Local Environmental Plan (WLEP) 2009</li> <li>• Wollongong Development Control Plan 2009</li> <li>• Wollongong Section 94A Development</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: 18 March 2015 Written submissions during public exhibition: 3 (2 in Objection and 1 in Support)
8	<b>Meetings and site inspections by the panel:</b> Site visit and Briefing Meeting: 21 October 2014. Final Briefing Meeting: 27 March 2015
9	<b>Council recommendation:</b> Approval with conditions
10	<b>Draft conditions:</b> as attached to assessment report