
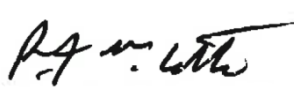



## SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Wollongong City Council at 1.10 PM		
Panel Members: Allen Grimwood (Acting Chair), Mark Grayson, Bob McCotter, Cr Vicki Curran and Michael Mantei		
Apologies: Pam Allan      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> 8 May 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> 1. The matters that were the subject of deferral of the development application on 27 March 2015 have been satisfactorily addressed in the supplementary report prepared by Council		
<b>Conditions:</b> The development application was approved subject to the conditions in Attachment 4 of the Council Assessment Report as amended by the Panel at the meeting. Condition 81 was amended to read:  <i>81. Prior to the issue of any occupation certificate, an easement for access must be registered on proposed Lot 1 approved under DA-2013/1199 in favour of proposed Lot 2 approved under DA-2013/1199. A positive covenant on proposed Lot 1 in favour of proposed Lot 2 is to be created to maintain existing use of the area retained in the existing club house located on proposed Lot 1 for the purposes of a communal lounge. The easement and positive covenant is to be located so-as to allow access by residents of the building on Lot 2 (Howard Court 1) to the communal lounge area to be retained in the existing club house located on proposed Lot 1."</i>		
<b>Panel members:</b>		
  <b>Allen Grimwood</b>	  <b>Bob McCotter</b>	  <b>Mark Grayson</b>
Approval by Email  <b>Clr Vicki Curran</b>	Approval by email  <b>Michael Mantei</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 Contributions Plan 2014</li> <li>• NSW Retirement Villages Act 1999</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: 18 March 2015 Council Supplementary Report: 30 April 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 visits: 21 October 2014 and 8 May 2015. Briefing Meetings: 21 October 2014, 27 March 2015 and 8 May 2015
9	<b>Council recommendation:</b> Approval with conditions
10	<b>Draft conditions:</b> as attached to assessment report and amended by the Panel