

WESTERN JOINT REGIONAL PLANNING PANEL

Meeting held at Dubbo Civic Administration Building on Monday 9 February 2015 at 11.00am

Panel Members: Gordon Kirkby (chair), Ruth Fagan, Mark Grayson, Cllr Lyn Griffiths, Cllr Kevin Parker

Apologies: Nil - Declarations of Interest: Cllr Parker advised he was associated with the Dubbo Freemason, however interest was non pecuniary and did not influence his consideration of the matter.

Determination and Statement of Reasons

2014WES016 – Dubbo City – D2014-382 - Proposed Seniors Living Development – Part Lot 34 DP 1196695, 30 Volta Ave, Dubbo as described in Schedule 1.

Date of determination: 11 February 2015

Decision:

The panel determined to approve the development application as described in Schedule A 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:

In making the decision the panel considered the following EPI's:

- SEPP 55 (Remediation of Land)
- SEPP 64 (Advertising Signage)
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Infrastructure) 2007
- SEPP (Housing for Seniors or People with a Disability) 2004
- Orana Regional Environmental Plan No.1 – Siding Springs Observatory (Deemed SEPP)
- Dubbo Local Environmental Plan 2011
- Dubbo Development Control Plan 2013

The Panel did not find that the development was inconsistent with any of these EPI's.

Conditions: The development application was approved subject to the conditions in Appendix 1 of the Council Assessment Report at the meeting.

Panel members:

		
Gordon Kirkby (chair)	Ruth Fagan	Mark Grayson
Endorsed via Email	Endorsed via email	
Lyn Griffiths	Kevin Parker	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014WES016 – Dubbo City – D2014-382
2	Proposed development: Proposed Seniors Living Development
3	Street address: Part Lot 34 DP 1196695, 30 Volta Ave, Dubbo
4	Applicant/Owner: Royal Freemasons Benevolent Institution
5	Type of Regional development: Council Interest >\$5m Capital Investment Value
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP 55 (Remediation of Land) ○ SEPP 64 (Advertising Signage) ○ SEPP (Building Sustainability Index: BASIX) 2004 ○ SEPP (Infrastructure) 2007 ○ SEPP (Housing for Seniors or People with a Disability) 2004 ○ Orana Regional Environmental Plan No.1 – Siding Springs Observatory (Deemed SEPP) ○ Dubbo Local Environmental Plan 2011 • Draft environmental planning instruments: Nil • Development control plans: Dubbo DCP 2013 • Planning agreements: Nil • Regulations: Nil • 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: 2 December 2014 Written submissions during public exhibition: 1 Verbal submissions at the panel meeting: 0
8	Meetings and site inspections by the panel: Site Visit 9 February 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report