

# SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Kiama Municipal Council on 3 December 2015 at 10.30 am

Panel Members: Pam Allan (Chair), Allen Grimwood, Alison McCabe, Sharon Cooper

Apologies: None    Declarations of Interest: None

## Determination and Statement of Reasons

**2015STH020 – Kiama – DA 10.2015.198.1 [Lot 1, DP 596755, 14A Bonaira Street, Kiama] as described in Schedule 1.**

**Date of determination:** 3 December 2015

### Decision:

The panel deferred determination of the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*, for the reasons given below. .

### 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:

1. The Panel gave in-principle support to the development application for the Kiama Aged Care Centre of Excellence subject to the following occurring:
  - (a) Consolidation of the supplementary information tabled at the meeting including an analysis of SEPP65.
  - (b) Amended plans providing for deletion of 3 metres from the south western corner of the Dementia Unit.
  - (c) Amended conditions being prepared that:
    - (i) reference the amended plans and documentation lodged with application.
    - (ii) delete condition 8 and 9.
    - (iii) reword condition 2 to provide specific details of privacy screens.
    - (iv) provide specific reference to general terms of approval from the Rural Fire Service and adjust references in the conditions.
    - (v) include conditions regarding security and bonds, BASIX and Section 94 contributions.
    - (vi) require some parking for motorised scooters near the community facility and provide for the use of motorised scooters within the development site including shared use of internal footpaths and/or roadways.
    - (vii) require an amended landscape plan that provides better linkages to Bonaira Reserve and the rear portion of the site along with the provision of seating.
2. That this documentation be consolidated in a supplementary report to be considered at a further panel meeting to be held electronically.

### Conditions:

Subject of further report

### Panel members:

 <b>Pam Allan (Chair)</b>	 <b>Allen Grimwood</b>	 <b>Alison McCabe</b>
 <b>Sharon Cooper</b>		

## SOUTHERN JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>JRPP Reference – LGA – Council Reference:</b> 2015STH020 – Kiama – DA 10.2015.198.1
2	<b>Proposed development:</b> Kiama Aged Care Centre of Excellence
3	<b>Street address:</b> Lot 1, DP 596755, 14A Bonaira Street, Kiama
4	<b>Applicant/Owner:</b> Kiama Municipal Council
5	<b>Type of Regional development:</b> CIV >\$5Million Council Interest
6	<b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy No. 1 – Development Standards</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Building</li> <li>• State Environmental Planning Policy No. 71 – Coastal Protection</li> <li>• State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li> <li>• State Environmental Planning Policy (Building Sustainability Index : BASIX) 2004</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• Kiama Local Environmental Plan (LEP) 2011</li> <li>• Kiama Development Control Plan (DCP) 2012</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: 23 November 2015 Written submissions during public exhibition: 7 Submissions Verbal submissions at the panel meeting: Support- Nil; Against- Lesley Errington, Craig Summerhayes and Shane Gardner; On behalf of the applicant- Clare Rogers and Jock Robertson
8	<b>Meetings and site inspections by the panel:</b> <b>Site Inspection:</b> 30 September 2015 <b>Briefing Meeting:</b> 30 September & 3 December 2015 <b>Determination Meeting:</b> 3 December 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Subject of further report