

SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held electronically between Tuesday 15 December 2015 and Thursday 14 January 2016

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

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015STH020 Kiama DA 10.2015.198.1 [at 14A Bonaira Street Kiama] as described in Schedule 1.

Date of determination: 14 January 2016

Decision:

The panel determined to approve the development application as described in Schedule 1 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:

1. The development will provide a much needed aged care facility in the region to meet the increasing needs of an ageing population
2. It is compatible with the character of the area
3. The SEPP No 1 objection and clause 4.6 variations are supported

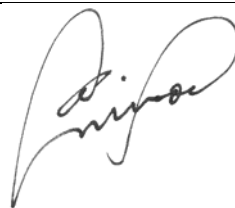
Conditions:

The development application was approved subject to the recommended conditions as amended by the independent assessment officer and forwarded to the panel on 11 January 2016.

Panel members:



Pam Allan (chair)



Allen Grimwood



Alison McCabe



Sharon Cooper

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015STH020
2	Proposed development: 134 bed residential aged care facility, 51 independent living units, 16 assisted living units, a community services and activity centre and restoration of Barroul House
3	Street address: Lot 1, DP 596755, 14A Bonaira Street Kiama
4	Applicant: Kiama Municipal Council Owner: Health Administration Corporation
5	Type of Regional development: Development with a Capital Investment Value of more than \$5 million where Council is the applicant or the owner of the land
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2009 • State Environmental Planning Policy (Building Sustainability Index - BASIX) 2004 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 71 - Coastal Protection • State Environmental Planning Policy (Infrastructure) 2007 • Kiama Local Environmental Plan (LEP) 2011 • Kiama Development Control Plan (DCP) 2012 • 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: 16 November 2015 Supplementary Assessment Report dated: 9 December 2015 Amended Supplementary Assessment Report dated: 18 December 2015 Amended proposed conditions of consent forwarded by independent planner on 11 January 2016 Written submissions during public exhibition: seven (7) Verbal submissions at the panel meeting on 3 December 2015: Against- Lesley Errington, Craig Summerhayes and Shane Gardner; On behalf of the applicant- Clare Rogers and Jock Robertson
8	Meetings and site inspections by the panel: Site visit 30 September 2015, briefing meeting on 30 September 2015, briefing meeting on 3 December 2015, public meeting on 3 December 2015, electronic discussion between 15 December 2015 and 14 January 2016
9	Council recommendation: Approval subject to conditions
10	Recommended conditions: Forwarded by Council's independent assessment officer on 11 January 2016