

WESTERN JOINT REGIONAL PLANNING PANEL

Meeting electronically between 5 April 2016 and 18 April 2016

Panel Members: Gordon Kirkby (chair), Ruth Fagan and Mark Grayson

Apologies: Nil - Declarations of Interest: Nil

Determination and Statement of Reasons

2015WES016 – Lithgow - DA228/15 – Demolition and Construction of an Aged Care Facility - Short Street Lithgow as described in Schedule 1.

Date of determination: 18 April 2016

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 listed at item 8 in Schedule 1.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report.

Panel members:



Gordon Kirkby (chair)



Ruth Fagan



Mark Grayson

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015WES016 – Lithgow - DA228/15
2	Proposed development: Demolition and Construction of an Aged Care Facility
3	Street address: Short Street Lithgow
4	Applicant/Owner: Lithgow Aged Care Limited C/- Integrated Design Group
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Local Government Act 1993 • Mine Subsidence Compensation Act 1961 • Environmental Planning and Assessment Act 1979 • Lithgow Local Environmental Plan 2014 • State Environmental Planning Policy No 64—Advertising and signage • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 • State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • Outdoor Advertising Development Control Plan • Off Street Carparking Development Control Plan • 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated: 4 April 2016 Written submissions during public exhibition: 0
8	Meetings and site inspections by the panel: Nil
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report