

Notice of decision – DA 22/11444 – Mod 1, Integrated Health Hub and Accommodation - 60-64 Showground Road, Gosford

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	Modification of Application (Section 4.55(2))
Application number and project name	DA 22/11444 – Mod 1 / PAN-444261 Integrated Health Hub and Accommodation - 60-64 Showground Road, Gosford
Applicant	Mr Luke Goodwin, Cornerstone Development Management Pty Ltd
Consent Authority	Minister for Planning

Decision

The Director under delegation from the Minister for Planning has, under s.4.16 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure Assessment Report is available [here](#).

Date of decision

2 December 2024

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2021*;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project.

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- The project is permissible with development consent under the *State Environmental Planning Policy (Regional - Precincts) 2021* (Regional SEPP) and is consistent with the Gosford Urban Design Framework and other-policies including
 - *State Environmental Planning Policy (Infrastructure and Transport) 2021*, Development Near Rail Corridors and Busy Roads – Interim Guideline, the Draft Construction Noise Guideline, and Australian Standard AS2436-2010 "Guide to noise and vibration control on construction, demolition and maintenance sites"
 - *Gosford City Centre Development Control Plan 2018* (GDCP 2018)
- The impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. Traffic generated will not unreasonably affect the road network, and consent conditions can address excavation and construction noise to neighbouring premises.
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent (where applicable); and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the Development Application for the project, including the Statement of Environmental Effects, from 14 August 2024 until 27 August 2024 (14 days) and did not receive any submissions. Comments were received from Ausgrid, Sydney Trains and Transport for NSW (TfNSW). Central Coast Council also provided comments.

The key issues raised and considered in the Department's Assessment Report and by the decision maker include Waste and internal servicing. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<i>Waste/Internal Access</i> <ul style="list-style-type: none">Council commented that the bin room is too small and HRV waste vehicle access is required,	<i>Assessment</i> <ul style="list-style-type: none">DA22/11444 approved the provision of similar sized bin storage room but for a larger development with more demand for waste than the subject modification. The Waste Management Plan includes regular, frequent collection arrangements (by a private contractor) which addresses comments regarding the size of the room.The traffic report prepared by Stanbury Traffic Planning for the subject application specifies that the largest vehicle to service the site is an MRV which is consistent with the original approval. Swept paths for MRVs have been provided that illustrate that MRV and ambulance servicing can occur independently of one another. <i>Conditions/Response</i> <p>Standard conditions will be retained on the consent requiring access and parking spaces to comply with the relevant standards.</p>
<i>Flooding</i> <ul style="list-style-type: none">The site is mapped as flood risk, and the newly proposed medical tenancy in basement 3.	<i>Assessment</i> <ul style="list-style-type: none">The design of the driveway ramp grades up to peak level that is 0.84m above the 1%AEP flood level (for commercial development) and as such will not allow external water into the lower basement levels. <i>Conditions/Response</i> <p>No conditions required.</p>