

Salamander Bay Medical Centre

Proposal Title : **Salamander Bay Medical Centre**

Proposal Summary : **The Planning Proposal aims to insert an enabling clause for Lot 101 DP 880861 at 2 Keel Street, Salamander Bay to permit "medical centres" as a use permissible with consent.**

The subject site operates as a professional consulting room and is currently zoned 2a Residential Zone under the Port Stephens LEP 2000. To enable expansion of the existing practice to employ more than 3 professional staff, DA approval of a medical centre is required. Medical Centres are prohibited within the 2a Zone.

PP Number : **PP_2011_PORTS_006_00** Dop File No : **11/16850**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions : **3.1 Residential Zones
3.4 Integrating Land Use and Transport
5.1 Implementation of Regional Strategies
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions**

Additional Information : **The Planning Proposal should proceed subject to the following conditions:**

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning & Assessment Act 1979 ("EP&A Act") as follows:
(a) the Planning Proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 days;
and
(b) the Relevant Planning Authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009)

2. The Planning Proposal is to be amended before commencement of community consultation, as follows:
(a) The explanation of provisions is reworded to a plain english description consistent with the Department's 'A guide to preparing planning proposals', and
(b) An assessment of the relevant SEPPs.
The revised Planning Proposal is to be submitted to Regional Office for approval before commencement of community consultation.

3. Consultation is not required with any public authorities under section 56(2)(d) of the EP&A Act.

4. No public hearing is required.

5. The time frame for completing the LEP is 3 months from the week following the date of the Gateway Determination.

Supporting Reasons : **The Planning Proposal will permit the expansion of the current professional consulting rooms practice to a medical centre which will enable employment of more than three professional medical staff. The expansion will provide medical services for the growing and ageing population of Salamander Bay. The subject site is considered acceptable for a medical centre as it is in a location adjacent to the Salamander Bay centre and in close proximity to public transport.**

Panel Recommendation

Recommendation Date : **06-Oct-2011**

Gateway Recommendation : **Passed with Conditions**

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

- 1. Council is to update the planning proposal prior to exhibition to incorporate an assessment of the relevant SEPPs.**
- 2. The 'Explanation of Provisions' section of the planning proposal is to be re-worded to 'explain' in statement form how the objectives are to be achieved through the LEP amendment prior to the commencement of community consultation.**
- 3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**
 - (a) the planning proposal must be made publicly available for 28 days; and**
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).**
- 4. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.**
- 5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).**
- 6. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.**

Signature:



Printed Name:

Donna Rygate

Date:

10/10/11