

**OBJECTION PURSUANT TO STATE ENVIRONMENTAL PLANNING POLICY  
NO.1 – DEVELOPMENT STANDARDS IN RESPECT TO THE PROPOSED  
DEVELOPMENT OF A MEDICAL CENTRE/HOSPITAL ON LOT 10 DP 612457,  
NO. 12 JARRETT STREET, NORTH GOSFORD.**

**PREPARED FOR JARRETT STREET HOLDINGS PTY LTD.**

**DECEMBER 2009**

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**OBJECTION PURSUANT TO STATE ENVIRONMENTAL PLANNING POLICY  
NO.1 – DEVELOPMENT STANDARDS IN RESPECT TO THE PROPOSED  
DEVELOPMENT OF A MEDICAL CENTRE ON LOT 10 DP 612457, NO. 12  
JARRETT STREET, NORTH GOSFORD.**

**1. SUMMARY OF SEPP 1 OBJECTION.**

This SEPP 1 objection establishes that in respect to the proposed development of a Medical Centre/Hospital on Lot 10 DP 612457, No. 12 Jarrett Street, North Gosford, the need for strict compliance with the 0.75:1 floor space ratio development standard of clause 29B of the Gosford Planning Scheme Ordinance is both unreasonable and unnecessary for the following reasons:

- the objectives of the 2(c) Residential zone are achieved by the proposed development;
- the proposed development of a Medical Centre/Hospital on the subject land will be compatible with the established mixed health services institutional and residential character of the locality and will result in the use of the subject land for specialist medical and hospital purposes, which will provide the greatest public benefit to residents of the Central Coast. The proposed development will not have adverse impacts upon the natural environment or unreasonable impacts on neighbours;
- the existing 2(c) Residential zone is inappropriate to the subject land as it does not recognise/reflect the unique location of the subject land relative to the adjoining hospital medical precinct and that the land offers the only opportunity for expansion of the hospital precinct and consequently any requirement for strict compliance with the 0.75:1 floor space ratio development standard in this case would be unreasonable or unnecessary: **Wehbe at (48)**;
- Gosford City Council recognises that the existing 2 (c ) Residential zoning and the accompanying 0.75:1 floor space ratio are inappropriate to the subject land and has consequently resolved to include the rezoning of the subject land to *SP2 Infrastructure (Hospital)* in the public exhibition of draft Gosford LEP 2009 within which a maximum floor space ratio of 2:1 is to be permitted;
- the proposed development is consistent with State, regional and local planning strategies for the provision of social infrastructure to accommodate a regional population increase of 100,000; and
- having regard to the above factors, there is no purpose or public benefit to be derived in this case by strictly applying the 40 ha development standard: **Wehbe at (43)**.



## 2. INTRODUCTION.

State Environmental Planning Policy No.1 –Development Standards (SEPP 1) provides flexibility in the application of planning controls operating by virtue of development standards, in circumstances where strict compliance with those standards would in a particular case be unreasonable or unnecessary, or tend to hinder the attainment of the objects specified in section 5(a) (i) and (ii) of the Environmental Planning and Assessment Act, 1979.

In deciding whether to consent to the variation of development standards in a particular case, the consent authority should examine whether the proposed development is consistent with the State, regional or local planning objectives for the locality, and in particular the underlying objective of the development standard.

The consent authority has a broad discretion to decide that an objection should be upheld. For example, if the proposed development is not only consistent with the underlying purpose of the standard, but also with the broader planning objectives of the locality, strict compliance with the standard would be unreasonable or unnecessary.

## 3. SUBJECT LAND & PROPOSED DEVELOPMENT.

**(i) Subject Land:** The land the subject of this objection comprises Lot 10 DP 612457, No. 12 Jarrett Street, North Gosford.

The subject land has an area of 1,748 m<sup>2</sup>; a frontage of 38m to Jarrett Street; northern and southern boundaries of 46m; and a western boundary of 38m. Erected on the land is a fibro clad dwelling and detached garage which have reached the end of their economic life.

Adjoining the subject land on its northern and western boundaries are the Jarrett Street Medical Centre and North Gosford Private Hospital. Upslope and adjoining the southern boundary of the land is the 'Ashwood Grove' medium density residential development.

**(ii) Proposed Development:** The proposed development is for the development of a Neurosurgery Medical Centre which comprises two medical floors (one of which is to be taken up by the adjacent North Gosford Private Hospital) having a gross floor area of 2,546m<sup>2</sup> (floor space ratio of 1.47:1) and two car parking levels for 59 car spaces, details of which are provided in the Statement of Environmental Effects accompanying the development application.

Proposed medical services include:

- Radiology;
- Hyperbaric Medical Chamber;
- Pathology Laboratory;
- Neurosurgery, Neurology and Pain Specialist Centre;
- Obstetric Ultrasound Service; and
- Specialist Consulting Suites.

The proposed development will provide specialist medical services not currently available to the residents of the Central Coast and expanded private hospital facilities for the community. For example, the Hyperbaric Medical Chamber which will be principally for the treatment of cancer patients will be only the second such facility in NSW, the other being at Prince of Wales Hospital. The medical centre will be physically linked via its upper level to the North Gosford Hospital by a walkway, which will be the subject of a separate development application as part of the hospital's current refurbishment plan.

#### **4. DEVELOPMENT STANDARD TO BE VARIED.**

Under the Gosford Planning Scheme Ordinance (GPSO) the subject land is zoned 2 (c) Residential, within which "Medical Centres" are permissible with the consent of the Council, subject to the development standards in clause 29B.

Clause 29B of the GPSO provides that any non-residential building erected within the 2(c) Residential Zone shall not exceed a floor space ratio of 0.75:1.

The proposed medical centre the subject of this development application has a floor space ratio of 1.47:1.

#### **5. CONSIDERATION AS TO WHETHER NON COMPLIANCE WITH THE DEVELOPMENT STANDARD OF CLAUSE 15 (2) (a) OF GREATER TAREE LEP 1995 IS REASONABLE.**

The proposed development involves the erection of a building having a floor space ratio (FSR) of 1.47:1, within an area where the floor space ratio development standard is 0.75:1.

However, it should be noted that the size of the numerical departure from a development standard is not the test to apply to the application of SEPP 1 for the variation of a development standard. Rather, judgments of the Land and Environment Court have established that SEPP 1 requires answers to a number of questions in determining whether an objection to a development standard lodged under SEPP 1 is well founded. These questions are now addressed in the following analysis.

##### ***5.1 "Is the planning control in question a development standard"?***

Clause 29B of the GPSO is clearly a numerical development standard for the purposes of State Environmental Planning Policy No. 1 – Development Standards, and may be varied by the consent authority pursuant to the provisions of the Policy.

##### ***5.2 "What is the underlying objective or purpose of the development standard"?***

The object or purpose of the 0.75 FSR development standard of Clause 29B of the GPSO is not explicitly stated within either the land use table to zone 2(c) Residential or within Clause 29B of the GPSO.



However, the underlying purpose of the 0.75:1 FSR development standard for the erection of a non-residential building in the 2 (c) Residential zone can be assumed to relate to the *Objectives of the zone* for zone 2(c) Residential contained in the Development Control Table to clause 10 of the GPSO:

- “(b) to provide for other uses which:
  - (i) are compatible with a medium to high density residential environment and afford services to residents at a local level; and
  - (ii) are unlikely to adversely affect residential amenity or place demands on services beyond the level reasonably required for high density residential uses.

#### **5.2.1 Assessment of the consistency of the proposed development with the objectives of Zone 2 (c) of the GPSO.**

Clause 10 of the GPSO contains the objectives which apply to the 2(c) Residential Zone, where Objective (b) is the relevant objective to be satisfied by the proposed development:

- “(b) to provide for other uses which:
  - (i) are compatible with a medium to high density residential environment and afford services to residents at a local level; and
  - (ii) are unlikely to adversely affect residential amenity or place demands on services beyond the level reasonably required for high density residential uses.

#### **(i) Compatibility with a medium/high density residential environment & provision of services at a local level:**

The subject land has a cross slope running downhill from south to north and as indicated by the elevations provide in the set of drawings accompanying the development application, the proposed development presents as a building of two to three storeys above natural ground level. The highest building elements present internally to the existing medical centre and hospital buildings located within the adjoining North Gosford Hospital Precinct. The proposed development has a main parapet level of RL 33.8m whilst the adjoining hospital has a similar roof level of RL 33.39m.

The southern building elevation adjoins the “Ashwood Grove” medium density residential development, which also presents a building form of two to three storeys to its Jarrett Street frontage and to its northern elevation, due to the slope characteristics of the locality. The relative elevations of the proposed development and ‘Ashwood Lodge’ are illustrated in the Elevations and Streetscape Elevation provided in Drawings DA-08 and DA-09 prepared by Murphys Architecture Pty Ltd. Both buildings are of a similar and compatible roof height.

The proposed development is therefore demonstrated to be compatible with its urban context.

The proposed development is to provide new specialist neurosurgery medical services to the Central Coast community as part of the existing North Gosford Hospital Medical Precinct. In so doing, it provides currently unavailable medical services at a local level.

**(ii) Impact on Residential Amenity:**

The proposed development adjoins existing medium density residential development along its southern boundary ('Ashwood Grove') and faces low density detached dwellings located along the opposite side of Jarrett Street.

The proposed development does not result in any overshadowing; overlooking; loss of privacy; or noise impacts on neighbouring residential development. The proposed driveway access to the basement car park levels is to be located adjacent to the existing driveway providing access to the rear of the hospital and the Jarrett Street Medical Centre. It is the case that the North Gosford Hospital Precinct establishes an institutional health services built character for this locality and is operating in a manner which does not generate unreasonable impacts on the residential amenity of neighbouring properties.

It is noted that a previous application for the proposed development (but subsequently amended – DA 35952/2008) submitted for the subject land was publicly notified and attracted no objections from neighbours.

Approval of the proposed development will not place demands on utility, or other, services beyond the level reasonably required for high density residential uses.

**(iii) Summary:** The above analysis demonstrates that the proposed development of Lot 10 DP 612457 for the purpose of a Medical Centre/Hospital is consistent with the relevant objectives of Zone 2(c) Residential of the GPSO.

***5.3 "Is compliance with the development standard consistent with the aims of the Policy and in particular does compliance with the development standard tend to hinder the obtainment of the objectives specified in Section 5(a)(i)(ii) of the Environmental Planning and Assessment Act?"***

The subject land is identified for planning purposes as part of the North Gosford Hospital Medical Services Precinct and consequently Gosford City Council, on the 1<sup>st</sup> December 2009, resolved to include in the public exhibition of the Draft Gosford LEP 2009 the rezoning of the Lot 10 DP 612457 to *Zone SP2 Infrastructure (Hospital)* to reflect the proposed zoning of the adjacent North Gosford Hospital.

The aims of SEPP 1 are set out in clause 3 of the Policy, which provides flexibility in the application of planning controls operating by virtue of development standards in circumstances where strict compliance with those standards would, in any particular case, be unreasonable and unnecessary, or tend to hinder the attainment of the objects specified in section 5(a) (i) and (ii) of the Act, which are:



*"5. The objects of this Act are:*

*(a) to encourage –*

- (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment;*
- (ii) the promotion and coordination of the orderly and economic use and development of land.*

The proposed development of a Medical Centre/Hospital on Lot 10 DP 612457, having a FSR of 1.47:1 would be consistent with the aims of the Policy and would achieve the objects specified in sections 5 (a) (i) and (ii) of the Act:

- the subject land is demonstrated in the accompanying Statement of Environmental Effects to be physically suitable for the proposed development, which will facilitate the provision of additional specialist medical services to the Central Coast community in a manner consistent with the relevant zone objectives (as indicated in section 5.2 above) and represents the proper management and development of towns for the purpose of promoting the social and economic welfare of the community; and
- the proposed development provides for the efficient and economic use of limited available land to expand the 'campus' of the North Gosford Medical Services Precinct, where a wide range of medical services and facilities are already provided.

The Consent authority's insistence on the strict application of the 0.75:1 Floor Space Ratio development standard in Clause 29B of the GPSO in this case would be inconsistent with the aims of SEPP1 to provide for flexibility in the application of planning controls and would tend to hinder the attainment of objects 5 (a) (i) and (ii) of the Act in relation to the proper management of land resources; the orderly and economic use of land; and the provision of services to the community..

#### **5.4 "Is compliance unreasonable and unnecessary in the circumstances?"**

In *Wehbe v Pittwater Council* Preston CJ outlines the ways in which it may be established that compliance with a development standard is not necessary.

In respect to the subject land and the proposed development, it is considered that any requirement for strict compliance with the 0.75:1 floor space ratio development standard is unreasonable or unnecessary because:

- the objectives of the 2(c) Residential zone in relation to non-residential development are achieved by the proposed development ;
- the proposed development is consistent with the established character of the locality as a Hospital/Medical Services Precinct;

- the existing 2(c) Residential zone is inappropriate to the subject land in view of its contextual relationship to the North Gosford Hospital Medical services precinct and consequently any requirement for strict compliance with the 0.75: 1 FSR development standard in this case would be unreasonable or unnecessary: **Wehbe at (48)**;
- the proposed development is consistent with State, regional and local planning strategies for infrastructure development, which indicate that the subject locality is an appropriate place for the provision of medical services to the community; and
- as no planning purpose is served by strictly applying the 0.75:1 FSR development standard so as prevent the proposed medical centre on the subject land, the application of the standard is unnecessary: **Wehbe at (43)**.

These reasons are now explained.

#### **5.4.1. The Character of the Locality and the subject land.**

Adjacent to the subject land, North Gosford Private Hospital (Owner - Sandhurst Trustees Limited – Healthcare North Gosford) is currently undergoing a major refurbishment and expansion program of the existing private hospital, which was originally established in the 1980's.

The existing hospital is located on Lot 1 DP 1064139 (2.30ha) and currently has a floor area of 13,419m<sup>2</sup> and a Floor Space Ratio of 0.56:1) and Gosford City Council has recently granted approval to a number of development applications for its refurbishment, including a roof top extension of professional consulting rooms.

An aerial photograph showing the relationship of the existing hospital precinct to the subject land is provided in Appendix A.

The principal hurdle currently being experienced in expanding medical services in the North Gosford Hospital Precinct is the limited opportunity available to expand the site area of the precinct; the inappropriateness of the existing 2(c) Residential zoning applying to the site under the Gosford Planning Scheme Ordinance; and the limiting nature of the existing floor space ratio control of 0.75:1 applicable under the Residential 2 (c) zone. The zoning/permissible floor space ratio constraints currently applying to the precinct are proposed to be largely overcome by zoning the existing hospital site to *SP2 Infrastructure* (with a maximum permissible FSR of 2:1) under the Draft Gosford LEP 2009, which the council is to publicly exhibit from 10<sup>th</sup> February 2010 until 8<sup>th</sup> April 2010.

Lot 10 DP 612457, No. 12 Jarrett Street, North Gosford, presents the only strategic opportunity within the block bounded by Henry Parry Drive, Burrabil Avenue, Jarrett Street and Etna Street, to be included within an expanded North Gosford hospital/medical precinct and be redeveloped for hospital/medical centre purposes, as it directly adjoins the hospital precinct. The hospital precinct is otherwise prevented from lateral expansion due to existing medium density residential development adjoining its boundaries and the public road system.



The character of the subject land and the adjacent land developed for hospital/medical centre purposes is established as an institutional health care precinct and no planning purpose is served by preventing the development of Lot 10 DP 612457 for the proposed medical centre, having a Floor Space Ratio of 1.47:1.

#### **5.4.2 Consistency with Objectives of the 2(c) Residential Zone/Appropriateness of the 2(c) Residential Zone.**

The consistency of the proposed development with the objectives of the 2(c) Residential zone is demonstrated in section 5.2.1 above. The proposed erection of a Medical Centre/Hospital on Lot 10 DP 612457, No. 12 Jarrett Street will result in development which is consistent with the applicable zone objectives and will not therefore result in undermining of the planning objectives for the locality.

However, notwithstanding the proposal's consistency with the relevant objectives of the 2(c) Residential zone, the matters discussed in section 5.4.1 above demonstrate that the application of the existing 2(c) zone (together with the 0.75:1 FSR development standard) does not recognise/reflect the unique location of the subject land relative to the adjoining hospital medical precinct or that the land offers the only opportunity for lateral expansion of the hospital precinct. Consequently the existing 2(c) Residential zone is not a reasonable or appropriate zone to apply to the subject land.

The inappropriateness of the existing 2(c) Residential zone over the subject land has been recently recognised by both Gosford City Council and the Department of Planning in the preparation of Draft Gosford LEP 2009. On the 1<sup>st</sup> December 2009 Gosford City Council resolved to endorse Draft Gosford LEP 2009 for public exhibition and:

*"....to include in the public exhibition of the draft Gosford LEP 2009 the rezoning of Number 12 Jarrett Street, Lot 10 DP 612457, North Gosford to SP2 Hospital and the corresponding height and floor space maps be altered to reflect that of the adjoining North Gosford Private Hospital."*

It should be noted that the floor space ratio applicable to the proposed *SP2 Infrastructure (Hospital) Zone* of draft Gosford LEP 2009 is 2:1. The proposed development has a floor space ratio of 1.47:1 and therefore complies with the maximum FSR permissible which would be permissible on the land under draft Gosford LEP 2009.

The existing 2(c) Residential zoning of the subject land under the Gosford Planning Scheme Ordinance and the related 0.75:1 floor space ratio development standard is therefore unreasonable or inappropriate in the circumstances. Consequently, any requirement for strict compliance with the 0.75:1 FSR development standard in relation to the proposed development of a medical centre/hospital on Lot 10 DP 612457 would also be unreasonable or unnecessary: **Wehbe at (48).**

### 5.4.3 Consistency with other Planning Strategies/Controls.

The proposed development is otherwise consistent with the State, regional and local planning controls/guidelines applicable to the subject land and the proposed development:

- **Central Coast Regional Strategy 2006 – 2031:** The Strategy allows for the need to accommodate a population increase of 100,000 through to 2031 in a manner that preserves and enhances the quality of life for the Regions' residents.

The provision of enhanced specialist health services is recognised as an essential infrastructure requirement to meet the community's increasing health needs. The proposed development of a Medical Centre/Hospital on Lot 10 DP 612457 in the manner proposed by this development application is consistent with the Strategy's goal of providing the necessary social infrastructure to support population growth.

The Northern Sydney Central Coast Area Health Service supports the proposed development in improving health care delivery and management to the people of the Central Coast. A copy of a letter of support from the Area Health Service is provided in Appendix B.

- **"The Gosford Challenge":** The State Government and Gosford City Council, together with community stakeholders are partnering "The Gosford Challenge" with the aim of revitalising Gosford City Centre through the preparation of a masterplan; the development of infrastructure required to underpin renewal; and the initiation of 'catalyst projects' to achieve an early start to city renewal.

In response to "The Gosford Challenge" Charrette process, submissions were made to have the North Gosford Hospital Precinct (including Lot 10 DP 612457) included within the City Centre boundary. This initiative aligns with the following elements of the Gosford Challenge "Charrette" design/masterplan brief:

- **The Grow Team task 1 (f):** *"Carefully considering the best location for expected expansions in **medical services** jobs expected as a consequence of hospital expansion and an aging demographic".*
- **Social Goal 1.8:** *"Provide and adapt essential public facilities .....**medical**..... targeted to existing and new population that reflect their needs and issues."*
- **Built Environment Goal 4.2:** *"Accommodate development required to establish Gosford as the Central Coast's Regional City within the City Centre boundary."*
- **Performance Standards – Social 1.5 & 1.10:** *"Create a full range of services in the City Centre (including but not limited to medical.....) ..to reduce the need to travel outside the City Centre."*

*"1.10 Design to integrate healthy living by incorporating healthy living and healthy lifestyle facilities (medical services, ..... ) into the community."*



- **Performance Standards – Economic 2.3:** *“Add job sites to the City Centre in the numbers specified in the matrix by:*

*- Providing spaces suitable for growth in health care and education and ensuring space is retained and created for these and other high growth jobs sectors.”*

#### **5.4.4 Clauses 8 (a) and 8 (b) of SEPP1.**

Clause 8 of SEPP 1 requires the following matters to be taken into consideration in deciding whether concurrence should be granted to variation of a development standard:

*(a) Whether non-compliance with the development standard raises any matter of significance for State or regional planning, and*

*(b) the public benefit of maintaining the planning controls adopted by the environmental planning instrument.*

**(i) Matters of significance for State or regional planning:** It has been demonstrated in this objection that the proposed development is consistent with State and regional planning policies/strategic directions relating to social infrastructure development within the City of Gosford and the Central Coast Region generally:

- the proposed development of a Medical Centre/Hospital on Lot 10 DP 612457 is consistent with the relevant objectives of the 2(c) Residential Zone of the GPSO;
- the proposed development is demonstrated in section 5.4.3 above to be consistent with State and regional policies for the timely provision of social infrastructure to support increasing population within the Central Coast ; and
- the proposed development will be compatible with the established mixed health services institutional and residential character of the locality and will result in the use of the subject land for specialist medical and hospital purposes, which will provide the greatest public benefit to residents of the Central Coast. The proposed development will not have adverse impacts upon the natural environment or unreasonable impacts on neighbours.

**(ii) The public benefit of maintaining planning controls within an environmental planning instrument:** The circumstances relating to the subject land and the proposed development are somewhat unique, such that the granting of concurrence to a variation of the 0.75:1 floor space ratio development standard so as to enable the development of a Medical Centre/Hospital having a floor space ratio of 1.47:1 would not undermine the planning objectives for the locality and would not create a precedent for undermining the floor space ratio controls within the GPSO:

- the subject land is the single remaining lot adjoining the North Gosford Hospital Precinct which is capable of being developed for the expansion of medical/hospital services;



- Gosford City Council has resolved to include the rezoning of the subject land to *SP2 Infrastructure (Hospital)* in the public exhibition of draft Gosford LEP 2009. This zoning is intended to permit the erection of buildings having a floor space ratio of 2:1, whereas the proposed development has a floor space ratio of 1.47:1;
- the public benefit in this case is to allow a variation to the FSR development standard in order to facilitate the provision of specialist medical services to the Central Coast community; and
- the previous granting of Development Consent No. 35952/2008 (18<sup>th</sup> May 2009) for a single level medical centre with one level of basement car parking, complying with the maximum permissible 0.75:1 floor space ratio development standard proved to be economically unviable and failed to provide sufficient floor area to meet the distinctly separate requirements of the consulting specialist medical practitioners on the one hand and the hospital's floor area requirements, on the other.

Hence any requirement for strict compliance with the 0.75:1 development standard in regard to the development of a Medical Centre on Lot 10 DP 612457 is unnecessary and unreasonable in the circumstances of this case: **Wehbe at (47).**

### **5.5 "Is the objection well founded?"**

In summary, this objection demonstrates that:

- the objectives of the 2(c) Residential zone are achieved by the proposed development;
- the proposed development of a Medical Centre/Hospital on the subject land will be compatible with the established mixed health services institutional and residential character of the locality and will result in the use of the subject land for specialist medical and hospital purposes, which will provide the greatest public benefit to residents of the Central Coast. The proposed development will not have adverse impacts upon the natural environment or unreasonable impacts on neighbours;
- the existing 2(c) Residential zone is inappropriate to the subject land as it does not recognise/reflect the unique location of the subject land relative to the adjoining hospital medical precinct and that the land offers the only opportunity for lateral expansion of the hospital precinct and consequently any requirement for strict compliance with the 0.75:1 floor space ratio development standard in this case would be unreasonable or unnecessary: **Wehbe at (48);**
- Gosford City Council recognises that the existing 2 (c) Residential zoning and the accompanying 0.75:1 floor space ratio are inappropriate to the subject land and has consequently resolved to include the rezoning of the subject land to *SP2 Infrastructure (Hospital)* in the public exhibition of draft Gosford LEP 2009 within which a maximum floor space ratio of 2:1 is to be permitted;
- the proposed development is consistent with State, regional and local planning strategies for the provision of social infrastructure to accommodate a regional population increase of 100,000; and



- as no planning purpose is served by strictly applying the 0.75:1 maximum floor space ratio development standard so as prevent the proposed Medical Centre/Hospital on the subject land, the strict application of the development standard is unnecessary;  
**Wehbe at (43).**

This objection pursuant to SEPP 1 is considered to be well founded, as any requirement for strict compliance with the provisions of clause 29B of the GPSO so as to prevent the development of a Medical Centre/Hospital having a floor space ratio of 1.47:1 on Lot 10 DP 612457, No. 12 Jarrett Street, North Gosford is demonstrated to be both unreasonable and unnecessary.

## **6. CONCLUSION.**

The proposed variation to the 0.75:1 floor space ratio development standard of clause 29B of the Gosford Planning Scheme Ordinance so as to enable the erection of a Medical Centre/Hospital having a floor space ratio of 1.47:1 on Lot 10 DP 612457, satisfies the relevant objectives for Zone 2 (c) Residential and is consistent with planning principles for the provision of social infrastructure necessary to support an increasing regional population, contained within regional and local planning strategies.

It is demonstrated by this objection that any requirement for strict compliance with the 0.75:1 floor space ratio development standard of Clause 29B of the Gosford Planning Scheme Ordinance is unreasonable and unnecessary in the circumstances of this case and that concurrence to variation of this development standard to enable the erection of the proposed Medical Centre/Hospital on Lot 10 DP 612457, would not undermine the planning objectives for the locality.

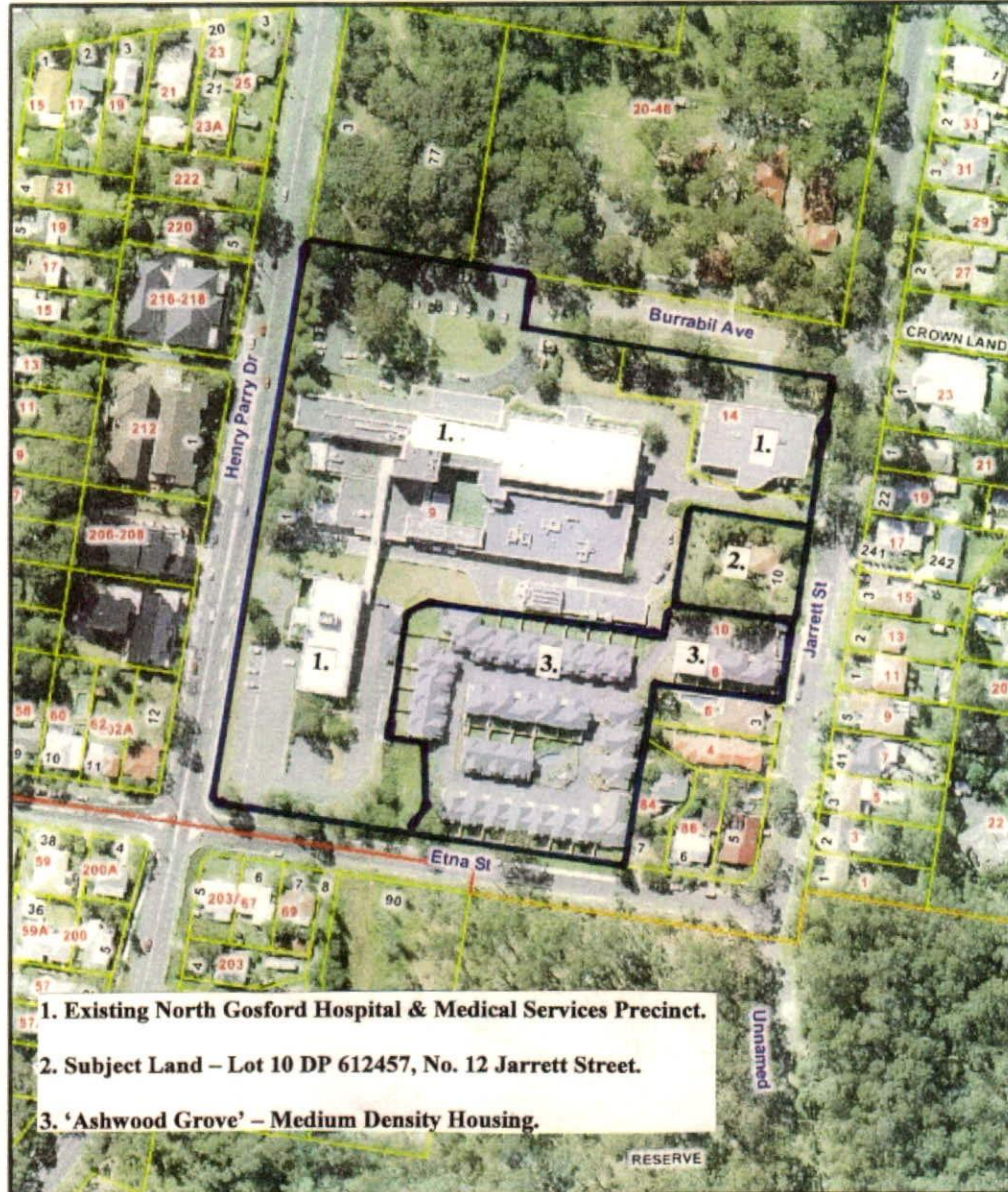
The consent authority has broad discretion to decide that an objection made pursuant to SEPP 1 should be upheld. The consent authority is therefore requested to grant consent to the proposed Medical Centre/Hospital on Lot 10 DP 612457, No. 12 Jarrett Street, North Gosford, having a floor space ratio of 1.47:1, notwithstanding the 0.75:1 floor space ratio development standard the subject of this objection.



Doug Sneddon  
7<sup>th</sup> December 2009.

**APPENDIX A: LOCALITY AERIAL PHOTOGRAPH.**





21/09/2007 11:49:16

hickk

Scale = 1:2,134  
Metres 0 50 100



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**FIGURE 1: LOCALITY AERIAL PHOTOGRAPH**

**APPENDIX B: LETTER OF SUPPORT FROM THE NORTHERN SYDNEY  
CENTRAL COAST AREA HEALTH SERVICE.**



NORTHERN SYDNEY  
CENTRAL COAST  
NSW HEALTH

Recfind or Trim No: CP40 (8) 3  
File No: 5742

Mr Graham McGuiness  
Project Manager  
North Gosford Medical Centre  
8 Yeramba Crescent  
TERRIGAL NSW 2260

Email: [vicgra@bigpond.net.au](mailto:vicgra@bigpond.net.au)

Dear Graham

This is a letter of support from Northern Sydney Central Coast Area Health Service (NSCCAHS) for the establishment of a North Gosford Medical Centre, to be located in Jarrett Street, North Gosford.

NSCCAHS recognises the need for and welcomes additional health services for the Central Coast region. NSCCAHS acknowledges your commitment to participating in local initiatives and services including;

- Four Theatre Day Surgery Unit
- Pathology Laboratory
- Radiology Suite
- Obstetric Ultrasound
- Integrated Neurosurgery Service
- Triple Chamber Hyperbaric Unit for
  - Vascular treatment
  - Diabetic Ulcer Management
  - Various Cancer treatments

NSCCAHS is strongly supportive of improving health care delivery and management to the people of the Central Coast

Yours sincerely



**Matt Hanrahan**  
General Manager  
Central Coast Health Service

Date: - 9 DEC 2008

Northern Sydney Central Coast Area Health Service  
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Holden Street, Gosford  
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Central Coast Business Centre NSW 2252  
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