

MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT THE DEPARTMENT OF PREMIER AND CABINET, GOSFORD, ON THURSDAY, 13 MAY 2010

PRESENT: Garry Fielding Chair
 Jason Perica Deputy Chair
 Greg Flynn Panel Member
 Kara Krason Panel Member
 Gary Lofts Panel Member

IN ATTENDANCE

 Diane Spithill Council Senior Planner
 Mark Wasson Council Architect

APOLOGIES: Cr Chris Holstein Panel Member

The meeting commenced at 3:20pm. The Chair welcomed everyone to the meeting.

1. Declarations of Interest

Garry Fielding declared that he had had a professional relationship with Doug Sneddon, consultant Town Planner for the applicant, for a period when they were both working in the Department of Planning. This relationship ceased around 5 years ago.

2. Business Items

ITEM 1 - JRPP 2009HCC016 - Gosford DA 37907/2009 - Medical Centre/Hospital, 12 Jarrett Street, North Gosford

3. Public Submission

Michael Bird addressed the Panel against the Application
Dr Marc Coughlan (applicant) addressed the Panel in favour of the Application
Doug Sneddon (Town Planning Consultant) addressed the Panel in favour of the Application

The Panel also received a letter immediately prior to the meeting from Peter Wilson, the Council's General Manager (GM), in support of the application and against the recommendation contained in the Council Officer's report. Given the nature of the letter, the Chair expressed his disappointment that the GM or his representative were not in attendance at the meeting to respond to the Panel regarding the Council's position on the matter.

4. Business Item Recommendations

JRPP 2009HCC016 - Gosford DA 37907/2009 - Medical Centre/Hospital, 12 Jarrett Street, North Gosford

Moved Jason Perica, seconded Kara Krason, that:

The determination of the proposal be deferred to a subsequent JRPP meeting at the earliest practicable opportunity and the applicant and Council be requested, respectively, to respond to the following matters,:

Applicant: to address the following concerns expressed by the JRPP, where relevant through amendment of the DA proposal or otherwise through written responses, for the JRPP's consideration:

1. Landscaping and lack of deep soil planting;
2. Urban design, articulation and materials;
3. Relationship with surrounding buildings and streetscape, including southern neighbour; and
4. Car parking provisions, including comparative rates, and drop-off arrangements.

Council: to address the following matters in a further report to the JRPP:

1. Clarification of the submission by the General Manager of Council, in terms of how it represents the Council's assessment of the DA, and that the GM or his representative be invited to address the JRPP when the DA is reconsidered by the JRPP;
2. Provide all information relevant to the assessment and determination of the application;
3. Provide information on the background of the Draft LEP controls for the site, and any submissions received directly relating to the changed controls for the site, as well as details of any strategic studies undertaken to support these changed controls;
4. Provide information on the appropriate car parking rates and comparisons relating to the proposed development;
5. Assessment of the SEPP 1 objection considering the "5 ways of establishing that compliance is unreasonable or unnecessary" under *Wehbe v Pittwater Council*; and
6. In the event of a recommendation for refusal, draft conditions of consent be provided on a without prejudice basis.

MOTION CARRIED UNANIMOUSLY

The meeting concluded at 4:35pm.

Endorsed by



Garry Fielding
Chair
Hunter & Central Coast Joint Regional Planning Panel
Date: 20 May 2010