

# **MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT LAKE MACQUARIE CITY COUNCIL ON THURSDAY 15 NOVEMBER 2012**

## **PRESENT:**

Garry Fielding	Chair
Kara Krason	Panel Member
Jason Perica	Panel Member
Sandra Hutton	Panel Member
Barry Johnston	Panel Member

## **IN ATTENDANCE**

Brian Gibson	Senior Development Planner
David Lovell	Senior Development Planner
Felicity Booth	Minute Taker

The meeting commenced at 5.02pm

**APOLOGIES:** NIL

### **1. Declarations of Interest – Nil**

### **2. Business Items**

**Item 1** - 2012HCC022 - Lake Macquarie - DA1058/2012, 147 Bed Residential Aged Care Facility, 43 Self Care Apartments, Community Facility, Demolition and Consolidation, 152, 154, 156, 158, 160 & 162 Brighton Avenue, 18 Warhurst Avenue, 201 Cary Street, 245, 247 & 249 Excelsior Parade, Toronto

#### **Public Submissions -**

Colin Osborne – Anglican Care addressed the panel in **favour** of the item  
Damien Barber – Architect, Jackson Teece, addressed the panel in **favour** of the item

Andrew Biller – Planner, De Witt, addressed the panel in **favour** of the item

#### **The Resolution of the Panel**

**Moved** by **Jason Perica** and seconded by **Barry Johnston** that the Joint Regional Planning Panel favour granting consent to the development application, subject to consideration of a further report from Council staff, addressing:

1. A SEPP 1 objection regarding the height non-compliance (clause 44 of SEPP Seniors Housing 2004)
2. Written evidence regarding accessibility and access to services (Clause 26 SEPP Seniors Housing 2004)
3. FSR calculations, including existing and proposed floor space and site area (Clause 48 and 50 of SEPP Seniors Housing 2004)
4. Draft conditions of consent appropriately addressing and managing impacts (although noting the panel does not share the concerns of the SEPP 65 Design Review Panel)

Upon receiving the above, and at the earliest convenience of the applicant and Council staff, the panel may determine the application electronically.

**THE MOTION WAS CARRIED UNANIMOUSLY**

**Item 2** - 2012HCC021 - Lake Macquarie - DA/990/2012, Health Service Facility (additions to existing hospital - oncology unit) and strata subdivision, 3 Sydney Street Gateshead

**Public Submissions -**

Raphael Pullin addressed the panel in **favour** of the item

Ben Ward addressed the panel in **favour** of the item

**The Resolution of the Panel**

**Moved** by **Kara Krasen** and seconded by **Barry Johnston** that the proposed development be approved with the following amended conditions of consent:

**35. Parking Areas and Access Ways**

All parking areas and access ways shall be designed, constructed, sealed and drained in accordance with the standards nominated in Council's Development Control Plan 1, Volume 1 and 2 Engineering Guidelines and the Australian Standard 2890.

All parking areas and access ways, line marking and signage shall be completed prior to the issue of an Occupation Certificate.

Car parking allocation on-site shall be undertaken as shown at the approved car park master plan drawing No. LMPH6-P-LS, issue 1, dated 9.10.12 by Health Projects International.

As shown at the approved car park master plan, 10 spaces shall be allocated to the development within the hospital north east car park (below ward). Four of these spaces, shall be time-limited to 30 minute parking only. Spaces 12 to 16 shall be allocated to the 30 minute time

parking only. These spaces shall be signposted and line-marked as required prior to occupation of the development. Seven of these spaces at this location, inclusive of the four time limited spaces, shall be signposted for visitors only.

At all times, the development shall have access to 29 off-street car parking spaces.

The development shall not operate until details demonstrating car-parking compliance are endorsed by Council, prior to issue of a final occupation certificate for the oncology ward.

#### **42. Safety and Security**

Prior to issue of a final occupation certificate for the development, a security management plan shall be approved by the Principal Certifying Authority, which includes:

- a. security procedures/measures for staff movements between the development site and the Hughes Street car park. It is recommended that during night time hours there is the potential for staff to be escorted to the Hughes Street car park by hospital security staff;
- b. the management plan shall include a review of street lighting in O'Brien Street, between Sydney and Hughes Street, to enhance the safety and security of this area at night. The plan should recommend additional lighting where required, to ensure that the place is well lit in accordance with the relevant Australian Standard AS1158
- c. Lighting shall be erected in the car park for the proposed development to ensure the safety of clients and staff at night is adequately maintained and the lighting shall be implemented prior to issue of a final occupation certificate for the development;
- d. The proposed car park shall be incorporated into the existing CCTV network for the hospital;
- e. A long- term maintenance plan shall be prepared for the development. The long-term maintenance plan shall cover maintenance of vegetation, lighting, graffiti management and malicious damage. Graffiti shall be removed within 72 hours, and lighting, if damaged or broken shall be restored within 48 hours.

A copy of the approved security management plan shall be submitted to Council within three months of occupation of the development, to ensure the above measures have been undertaken.

**THE MOTION WAS CARRIED UNANIMOUSLY**

The meeting concluded at 6.15pm

Endorsed by

A handwritten signature in black ink, appearing to read 'Garry Fielding', with a stylized, flowing script.

Garry Fielding

Chair

Hunter & Central Coast Joint Regional Planning Panel

Date: 19 November 2012