

# HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at East Maitland Library, 3 Garnett Road, East Maitland  
on Thursday 16 October 2014 at 2.00 pm

Panel Members: Garry Fielding (Chair), Jason Perica, Kara Krason, David Evans and Bob Geoghegan

Apologies: Peter Blackmore - Declarations of Interest: Nil

## Determination and Statement of Reasons

**2014HCC007 – DA14-582-Maitland Council, Alterations and Additions to an Existing Health Services Facility (Maitland Private Hospital) and Car Park, 175 Chisholm Road, Ashtonfield**

**Date of determination:** 16 October 2014

### Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

### Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.






### Reasons for the panel decision:

1. The use and ongoing use of the land is suited to the site.
2. The proposed development is compatible with the character of the area, and the bulk and scale of the development is consistent with the locality.
3. The acoustic report confirms that the proposed development compiles with the relevant criteria in the Department's guideline, while traffic and parking impact are acceptable.
4. The proposed development will not introduce unacceptable impacts on the natural or built environments including noise impacts.
5. The conditions of approval will adequately address and regulate environmental impacts associated with the proposal.
6. In consideration of conclusions 1-5 above the Panel considers the proposal is in the public interest.

**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report and with amendment of Condition 11 to state: "Car parking for the development shall be provided in accordance with the approved plans, resulting in the provision of 194 parking spaces on the total site" and additional Conditions requiring: A compliance with AS1428 and other relevant Australian Standards: and a requirement that the proposed 50 hospital beds shall for the exclusive use of people with mental health issues.

The Panel also resolved that Council advise the applicant that a site master plan is to be developed in consultation with Council prior to any further development requiring consent on the site.

### Panel members:

 <b>Garry Fielding (Chair)</b>	 <b>Jason Perica</b>	 <b>Kara Krason</b>
 <b>David Evans</b>	 <b>Bob Geoghegan</b>	

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## SCHEDULE 1

1	<b>JRPP Reference – 2014HCC007, LGA – Maitland Council, DA14-582</b>
2	<b>Proposed development: Alterations and Additions to an Existing Health Services Facility (Maitland Private Hospital) and Car Park</b>
3	<b>Street address: 175 Chisholm Road, Ashtonfield</b>
4	<b>Applicant/Owner:</b> Applicant – Doug Sneddon Planning Pty Ltd, Owner – Vital Healthcare Australian Property Pty Ltd
5	<b>Type of Regional development:</b> The proposal is a Private Infrastructure and Community Facilities and has a Capital Investment Value of over \$5 million.
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ Maitland Local Environmental Plan 2011;</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007;</li> <li>○ State Environmental Planning Policy 19 – Bushland in Urban Areas;</li> <li>○ State Environmental Planning Policy 55 (Remediation of Land)</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Maitland Development Control Plan 2011</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Act Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report including schedule of conditions, Written Submissions, Locality Plan and Development Plans. <u>Verbal submissions at the panel meeting:</u> <b>Support -</b> <ul style="list-style-type: none"> <li>• Doug Sneddon</li> <li>• Mark Sweeney (State Projects Manager - Health Care); Brett Dennett (CEO Maitland Private Hospital) and Jeff Garry (Intersect Traffic Pty Ltd) in attendance to answer questions from the Panel Members.</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 7 August 2014, Site Inspection on 16 October 2014 and Final Briefing meeting on 16 October 2014.
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report