

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Lake Macquarie City Council on Thursday 9 October 2014 at 4.00 pm

Panel Members: Garry Fielding (Chair), Jason Perica, Bob McCotter, Sandra Hutton, Barry Johnston (Item 1) and Justin Hamilton (Item 2)

Apologies: Nil - Declarations of Interest: Barry Johnston 2014HCC002

Determination and Statement of Reasons

Item 1: 2014HCC020 – DA/1250/2014, Lake Macquarie City Council, Health Service Facility – Additions to Existing Hospital, 3 Sydney and 12 O'Brien Streets, Gateshead

Item 2: 2014HCC002 – DA/1940/2013, Waste Management/Recycling Facility being a Composting Facility, 367 and 413 Wilton Road, Awaba

Date of determination: 9 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*.

Motion Item 1: Recommend approval of DA/1250/2014 with the addition of condition 29 to require landscaping along the Pacific Highway frontage and deletion of advice regarding Section 82A. Carried unanimously.

Motion Item 2: Recommend approval of DA/1940/2013 as amended by recommendation of Council staff at the JRPP meeting in relation to conditions 13, 16, 19, 34 and 40 with further changes to:

- Condition 2 to reference the EIS and all supporting documentation;
- Condition 9 to correct 'mein' to 'mine';
- Condition 33 to correct the car parking allocation in accordance with the assessment report;
- Condition 40 to include the words "facility should not receive collect or treat sewage sludges or grease trap waste" at the end of the condition.
- General Terms of Approval be clarified to state that the GTAs have been included in the conditions.

Carried unanimously.

Panel consideration:







The panel considered: the matters listed at Item 6, the material listed at Item 7 and the material presented at the meeting and the matters observed at the site inspections for the items.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Reports.

Conditions: The development applications were approved subject to the conditions recommended by Council staff and as amended above.

Panel members:

		
Garry Fielding (Chair)	Jason Perica	Bob McCotter
		
Sandra Hutton	Barry Johnston	Justin Hamilton

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SCHEDULE 1

Item 1: 2014HCC020 – DA/1250/2014, Lake Macquarie City Council, Health Service Facility – Additions to Existing Hospital, 3 Sydney and 12 O'Brien Streets, Gateshead

1	JRPP Reference – 2014HCC020, LGA – Lake Macquarie City Council, DA1250/2014
2	Proposed development: Health Service Facility – Additions to Existing Hospital.
3	Street address: 3 Sydney and 12 O'Brien Streets, Gateshead
4	Applicant/Owner: Akalan Projects/Ramsey Health Care Australia Pty Ltd
5	Type of Regional development: CIV > \$5M - Private infrastructure and community facilities.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Infrastructure) 2007; ○ Lake Macquarie Local Environmental Plan 2004; ○ Lake Macquarie Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Lake Macquarie Development Control Plan No. 1 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Act Regulation 2000 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report, Conditions of Consent and Plans of the proposal.
8	Meetings and site inspections by the panel: Site Inspection on 9 October 2014 and Final Briefing meeting on 9 October 2014.
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report