

WESTERN JOINT REGIONAL PLANNING PANEL

Meeting held at Gulgong RSL on Tuesday 9 September 2014 at 1.00pm

Panel Members: Gordon Kirkby (chair), Ruth Fagan, Mark Grayson

Apologies: Nil - Declarations of Interest: Max Walker and John Weatherley

Determination and Statement of Reasons

2014WES015 – Mid Western – DA0331/2014 - Proposed demolition of the Old Gulgong Hospital - Lot 195 and 196 DP 755434, 34 Goolma Road, Gulgong as described in Schedule 1.

Date of determination: 9 September 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:

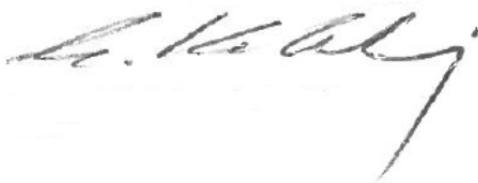
The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

- Acknowledge significance of building but the building has been altered and the significance has been extensively compromised
- There is considerable cost associated with the restoration or even care and maintenance
- No viable alternatives have been identified that have a reliable and confirmed funding source
- Demolition is required as the state of the existing building on the site is a source of health and safety issues and therefore not in the public interest
- We recommend that Health Infrastructure negotiate with Council regarding opportunities for the reuse of materials locally.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report at the meeting.

Panel members:



Gordon Kirkby (chair)



Ruth Fagan



Mark Grayson

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014WES015 – Mid Western – DA0331/2014
2	Proposed development: Proposed demolition of the Old Gulgong Hospital
3	Street address: Lot 195 and 196 DP 755434, 34 Goolma Road, Gulgong
4	Applicant/Owner: Health Infrastructure
5	Type of Regional development: Crown DA – s89 referral
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ Mid-Western LEP 2012 • Draft environmental planning instruments: Nil • Development control plans: Mid-Western Comprehensive DCP 2013 • Planning agreements: Nil • Regulations: Nil • 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 Dated: 11 July 2014 Written submissions during public exhibition: 391 Verbal submissions at the panel meeting: Support- 0; Against- 14 ; On behalf of the applicant- 1
8	Meetings and site inspections by the panel: Site Visit 9 September 2014
9	Council recommendation: Refusal
10	Draft conditions: Attached to council assessment report