

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Erina Centre 'The Hive', Erina on Thursday 30 July 2015 at 2.30 pm

Panel Members: Garry Fielding (Chair), Kara Krason, Jason Perica, Lawrie McKinna and Danielle Dickson

Apologies: Nil - Declarations of Interest: Nil

Determination and Statement of Reasons

2015HCC007 – DA47372/2015 - Gosford City Council, Additions & Internal Alterations to an existing Private Hospital, 9 Burrabil Avenue, North Gosford.

Date of determination: 30 July 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Motion moved by Lawrie McKinna and seconded by Kara Krason, Carried unanimously.

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 proposal was considered to have minimal environmental impact being located within the existing hospital grounds and the subject land is suitable for the proposed development.
2. The proposed development complies with the relevant LEP & DCP provisions and approval was considered to be in the public interest.
3. The Panel adopted the assessment of those matters in the Council Assessment Report.
4. The Panel determined to approve the application subject to conditions attached to the council report.

Conditions/Reasons: The development application was approve subject to the conditions in Appendix A of the Council Assessment Report.

Panel members:



Garry Fielding (Chair)



Jason Perica



Kara Krason

Lawrie McKinna

Danielle Dickson

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SCHEDULE 1

1	JRPP Reference – 2015HCC007, LGA – Gosford City Council, DA47372/2015
2	Proposed development: Additions & Internal Alterations to an Existing Private Hospital.
3	Street address: 9 Burrabil Avenue, North Gosford.
4	Applicant/Owner: (Applicant) Doug Sneddon Planning Pty Ltd, (Owner) Healthe Care Properties Pty Ltd.
5	Type of Regional development: The proposal has a Capital Investment Value of over \$5 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Environmental Planning & Assessment Act, 1979 – Section 79C, 91 and Schedule 4A ○ Rural Fires Act 1997 – S100B ○ Local Government Act 1993 – Section 89 ○ Gosford Local Environmental Plan 2014 ○ SEPP No. 71 – Coastal Protection ○ SEPP State and Regional Development 2011 ○ SEPP (Infrastructure) 2007 ○ SEPP No. 19 – Bushland in Urban Areas ○ Rural Fires Regulation 2013 ○ Fire Safety Provisions ○ Building Code of Australia ○ Government Coastal Policy (seaward part) • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Gosford Development Control Plan 2013 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment 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 with recommended conditions, Architectural Plans by Health Science, Landscape Plans by Moir Landscape Architecture and Supporting Documentations. Verbal submissions at the panel meeting: On behalf of the applicant - <ul style="list-style-type: none"> • Doug Sneddon.
8	Meetings and site inspections by the panel: 30 July 2015–Site Inspection and Final Briefing Meeting.
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report