

WESTERN JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015WES014 – DA2016/0046 - Cabonne
2	Proposed development: Construction of residential aged care accommodation, demolition of former maternity ward; upgrade of existing hospital facility, provision of onsite under-croft car parking
3	Street address: 122-140 King Street, Molong
4	Applicant/Owner: Health Infrastructure
5	Type of Regional development: Capital Investment Value> \$5M - Crown DA
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental and Planning Assessment Act 1979 • Cabonne LEP 2012 • SEPP 2007 (Infrastructure) • SEPP (State and Regional Development) 2011 • SEPP 44 • SEPP 55 • SEPP (BASIX) 2004 • 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated: 29 February 2016 Written submissions during public exhibition: 1 Verbal submissions at the panel meeting: Support- 0 Against-0 On behalf of the applicant- 1;
8	Meetings and site inspections by the panel: Site Visit 31 March 2016
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report

WESTERN JOINT REGIONAL PLANNING PANEL

Meeting held at Cabonne Council on Thursday 31 March 2016 at 12.00pm

Panel Members: Ruth Fagan (chair), Julie Savet Ward, Mark Grayson, Anthony Durkin and Andrew Hopkins

Also in attendance: Heather Nicholls – Director Environmental Services Cabonne Council (minute taker),
Katie Babula – Associate Project Director NSW Health Infrastructure, Nichole Bertha – NSW Public Works

Determination and Statement of Reasons

2015WES014 – DA2016/0046 - Cabonne - Construction of residential aged care accommodation, demolition of former maternity ward, (exempt development - separately assessed by SEPP and REF) upgrade of existing hospital facility, provision of onsite under-croft car parking - 122-140 King Street, Molong as described in Schedule 1.

Date of determination: 31 March 2016

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 Development Application 2016/0046 and the material presented at the meetings and the matters observed at a site inspection on March 31 at Molong.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report. The principal reason for the panel decision was that it was a suitable location for the development and the Assessment and Conditions of Consent had addressed the matters raised about traffic management from a local submission. The panel noted the deletion of Conditions 12 and 19, from the original assessment report after discussion with the applicant. These matters will be included in Council's traffic management plans if required.

Conditions: The development application was approved subject to the 17 conditions in the Council Assessment Report tabled at the meeting.

Panel members:

 Ruth Fagan (chair)	 Julie Savet Ward	 Mark Grayson
Anthony Durkin	 Andrew Hopkins	