

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Gosford City Council on Thursday 21 April 2016 at 1.00 pm

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

Apologies: Kara Krason Declarations of Interest: None

Determination and Statement of Reasons

2016HCC010 - DA48744/2015 - Gosford City Council, Alterations and Additions to Hospital, Signage and Demolition of Various Existing Structures, 9 Vidler Avenue, Woy Woy.

Date of determination: 21 April 2016

Panel 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*.

Danielle Dickson moved a motion that the development be approved subject to additional conditions of consent.

Lawrie McKinna seconded the motion.

The motion was put to the meeting and 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 the inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report, including the recommended conditions of consent with the incorporation of the conditions regarding the emergency egress, construction management and waste storage.

The principal reasons for the panel decision was that the development was permissible under the zoning and appropriate in the context of the existing hospital on the site (and adjoining uses/development). It was also considered that the concerns raised by the objectors would be appropriately addressed in the additional conditions of consent.

Conditions:

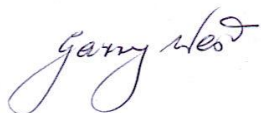
Adoption of the recommended conditions of consent by Council staff including the following amendments/additions:

Condition 3.8 - A Construction Management Plan is to be submitted to and approved by Council prior to the issue of any Construction Certificate. The plan shall not permit builder's shed(s), shipping containers or the like, adjacent the boundary of existing residential uses located to the west or north of the development site.

Condition 3.9 - Prior to the issue of a Construction Certificate, an amended Site Plan/Ground Floor Plan shall be provided and approved by Council that relocates the waste enclosure away from the boundary of No. 93 Rawson Rd and preserves the existing landscaping for the length of the waste enclosure to the northern boundary.

Condition 6.3 - The emergency egress door indicated on the South West elevation shall be restricted to emergency egress only (activated by an emergency only) and not used for general egress from the upper level.

Panel members:



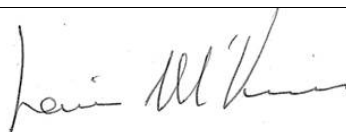
Garry Fielding (Chair)



Jason Perica



Danielle Dickson



Lawrie McKinna

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2016HCC010 – Gosford – DA48744/2015
2	Proposed development: The proposed development involves the carrying out the following works: 1. Demolition of various existing single storey structures, driveways and hardstand located within the area of the proposed hospital additions and minor internal demolition of the existing fitout within the main hospital building in order to provide for additional ward beds; 2. Construction of a new single storey building at the northern end of the site to consolidate existing administrative offices and consulting suites already located within the hospital campus, incorporating ancillary facilities such as gym; diagnostic medical imaging; kiosk café providing light snacks pre-prepared off-site; staff and patient amenities; and provision of illuminated hospital identification signage (5m wide x 1.5m high) on the street front elevation of the new building; 3. Internal alterations to the fit-out of the existing hospital to provide 18 additional general hospital and 8 mental health beds (i.e. total of 26 additional beds); 4. Reconfigure car parking layout within Lot 1 DP 787109 for greater efficiency and to provide one additional disability space; 5. Provision of new hospital set down/pick up and pedestrian areas fronting Vidler Avenue; and 6. Site landscaping.
3	Street address: No. 9 Vidler Avenue Woy Woy
4	Applicant/Owner: Dough Sneddon Planning Pty Ltd
5	Type of Regional development: CIV >\$5 million – private infrastructure & community facility
6	Relevant mandatory considerations: • Environmental Planning & Assessment Act 1979 - Section 79C • Local Government Act 1993 - Section 89 • Gosford Local Environmental Plan 2014 • Gosford Development Control Plan 2013 • State Environmental Planning Policy (SEPP) No 71 - Coastal Protection • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning policy No 55-Remediation of Land • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No 64- Advertising and Signage • 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 Environmental Planning and Assessment Act or EPA Regulation. • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Original Assessment Report with recommended conditions, supporting documentation and written submissions Verbal submissions at the panel meeting: <u>Against:</u> • Veronica Kearney • David Bouvy
8	Meetings and site inspections by the panel: Site inspection, briefing and determination meeting 21 April 2016
9	Council recommendation: Approval
10	Draft conditions: As per Assessment Report