

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Central Coast Council (Gosford office) on Thursday 1 September 2016 at 12.30 pm

Panel Members: Jason Perica (Chair), Kara Krason, Abigail Goldberg, Ken Greenwald, Bob Ward

Apologies: None Declarations of Interest: Michael Leavey has declared a non-pecuniary conflict as he is engaged as a consultant to provide strategic advice to Central Coast Council.

Determination and Statement of Reasons

2016HCC015 – Central Coast Council – DA47372/2015 at LOT: 1 DP: 1064130, 9 Burrabil Avenue NORTH GOSFORD described in Schedule 1.

Date of determination: 1 September 2016

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*.

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.

Abigail Goldberg put forward a motion to approve with additional condition 5.11

Kara Krason seconded the motion.

The motion was put forward to the panel and carried unanimously.

Reasons for the panel decision:

The Panel agreed with the environmental assessment and balancing of considerations as outlined in the Council Assessment Report. This included considerations relating to “substantially the same development”, noting the proposed modification in the context of the whole hospital site and the nature and location of the proposed changes.

The Panel was also satisfied about the natural and built form impacts of the proposed modification on surrounding land.

In relation to car parking, it was noted that if and when the Cancer Care Unit (CCU) level of the proposed building is occupied, this is likely to result in additional car parking demand which may lead to a car parking deficiency on site in accordance with Council’s DCP.

In this regard, the Panel noted there is an existing Advising (8.9) on the development consent addressing the future fit out and use of the CCU. The Panel agreed it would be reasonable, and for a proper planning purpose related to the proposed modification, to require additional parking on site if and when the CCU is occupied, in accordance with the parking requirements of Council’s DCP.

Conditions:

The development application was approved subject to the conditions as recommended in Appendix A of the Council Assessment Report as amended as follows:

- Move current Advising 8.9 to a new condition 5.11 and add the additional sentence at the end of that new conditions to state: “Whether a development application is required or not, prior to the CCU level being occupied, additional car spaces shall be provided on site, if needed, in accordance with applicable DCP rates.”
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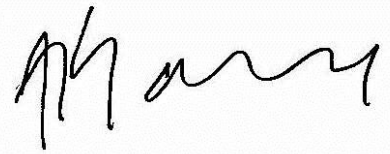
Panel members:



Jason Perica (Chair)



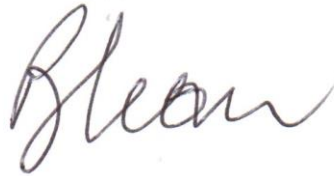
Kara Krason



Abigail Goldberg



Ken Greenwald



Bob Ward

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2016HCC015 – Central Coast Council – DA47372/2015
2	Proposed development: Modification to provide an additional medical floor level (+ 900m ²) above the originally approved development in order to provide for a 20 bed orthopaedic ward and to permit a minor expansion of the CSSD area (Central Sterile Services Department) located near the centre of the existing hospital.
3	Street address: LOT: 1 DP: 1064130, 9 Burrabil Avenue NORTH GOSFORD
4	Applicant: Doug Sneddon Planning Pty Ltd Owner: Health Care Properties Pty Ltd
5	Type of Regional development: Section 96(2) Modification
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Rural Fires Act 1997 – S100B ○ Local Government Act 1993 – Section 89 ○ Gosford Local Environmental Plan 2014 ○ State Environmental Planning Policy (SEPP) No. 71 – Coast Protection ○ State Environment Planning Policy (SEPP) State & Regional Development 2011 – cl 21 (1)(b) ○ State Environmental Planning Policy (SEPP) Infrastructure 2007 • 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"> ○ Rural Fires Regulation 2013 ○ Fire Safety Provisions ○ Building Code of Australia: building to be upgraded may require the existing building to be brought into total or partial conformity with the Building Code of Australia ○ Coastal Zone Management Plan: s79C(1)(a)(v) ○ Government Coastal Policy (seaward part) ○ 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 <i>Environmental Planning and Assessment Act 1979</i> and EPA Regulation. • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated 18 August 2016 Written submissions during public exhibition: 1 Verbal submissions at the panel meeting: On behalf of the applicant - Doug Sneddon of Doug Sneddon Planning
8	Meetings and site inspections by the panel: Briefing meetings: 4 August & 1 September 2016 Site inspection: 1 September 2016
9	Council recommendation: Approval
10	Draft conditions: As per assessment report (one condition added by Panel)