



DETERMINATION AND STATEMENT OF REASONS
NORTHERN JOINT REGIONAL PLANNING PANEL

DATE OF DETERMINATION	Thursday 8 March 2018
PANEL MEMBERS	Garry West (Chair), Steve Gow, Pamela Westing, Paul Drake
APOLOGIES	Robert Hussey
DECLARATIONS OF INTEREST	None

Public meeting held at Port Macquarie-Hastings Council Corner Lord and Burrawan Streets Port Macquarie on 8 March 2018, opened at 10.30am and closed at 11.30am.

MATTER DETERMINED

2017NTH031 – Port Macquarie-Hastings – DA2017/1045.1 at 14 Highfield Circuit Port Macquarie (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.16 (previously section 80) of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

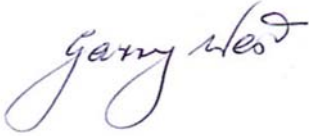
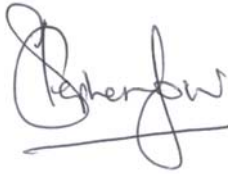


The reasons for the decision of the Panel were:

- The proposed development is permissible in the zoning and satisfies all relevant SEPP's and the Port Macquarie-Hastings LEP 2011;
- The proposal was amended to increase setback to the western side to a minimum 1.3m to provide additional amenity to the western neighbour;
- Health services facilities in this part of Port Macquarie are supported in the North Coast Regional Plan 2036; and
- The Panel was satisfied that the proposed development will be constructed to comply with the requirements of the EPA regulations regarding potential for radiation levels arising from operation of the facility.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments.

- Condition A (1) was amended to add the Landscape plan to the schedule of supporting documents

PANEL MEMBERS	
 Garry West (Chair)	 Steve Gow
 Pamela Westing	 Paul Drake

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017NTH031 – Port Macquarie-Hastings – DA2017/1045.1
2	PROPOSED DEVELOPMENT	Demolition of Dwelling and Erection of Health Services Facility (Medical Centre)
3	STREET ADDRESS	14 Highfields Circuit, Port Macquarie
4	APPLICANT/OWNER	Idameneo (No.789) Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No.44 – Koala Habitat Protection ○ State Environmental Planning Policy No.55 – Remediation of Land ○ State Environmental Planning Policy No.64 – Advertising and Signage ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (State and Regional Development 2011 ○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 ○ Port Macquarie-Hastings Local Environmental Plan 2011 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Port Macquarie-Hastings Development Control Plan 2013 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 23 February 2018 • Written submissions during public exhibition: 4 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – NIL ○ Object – Ms Jo Houghton ○ On behalf of the applicant – Stacey McMasters, Urban Planner; Mike Fairhurst, Architect; Jordan Graham, Project Manager; Matt Ayres, Healthcare Imaging Services; and Serag Bchai, representing the Applicant.
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 8 March 2018 • Final briefing meeting to discuss council's recommendation, 8 March 2018. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry West (Chair), Steve Gow, Pamela Westing, Paul Drake ○ <u>Council assessment staff</u>: Pat Galbraith-Robertson, Development Assessment Planner.

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report as amended.