

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	28 November 2017
PANEL MEMBERS	Bruce McDonald (Acting Chair), Stuart McDonald, Lindsay Fletcher, Ross Fowler and Glenn McCarthy
APOLOGY	Nicole Gurran
DECLARATIONS OF INTEREST	None

Public meeting held at Penrith City Council on 28 November 2017, opened at 1.30pm and closed at 1.50 pm.

MATTER DETERMINED

Panel Reference: 2017SWT010 - LGA: Penrith, DA17/0665, Address: Nepean District Hospital, 35-65 Derby Street, Kingswood (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 80 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

1. The proposal will add to and support both current and future health care services provided to Sydney Western City District and the City of Penrith by the Nepean District Hospital.
2. The Proposed development adequately satisfies the relevant State Legislation and State Environmental Planning Policies including SEPP 55 - Remediation of Land and SEPP (Infrastructure) 2007.
3. The proposal adequately satisfies the objectives and provisions of Penrith LEP 2010 and Penrith DCP 2014.
4. The proposed development, subject to the conditions imposed will have no unacceptable adverse impacts on the natural or built environments including the local ecology or riparian systems or the operation of the local road system, the operation of the adjacent hospital or the amenity of nearby residential premises. In that regard it is noted that improvements to the Parker Street/Derby Street intersection are otherwise planned and that helicopter movements are anticipated to be infrequent and the use of this helipad is an interim measure.

5. In consideration of conclusions 1-4 above it is considered the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report and revised recommended conditions of consent provided to panel at the meeting.

Revised Condition 5 (iii) is modified to read as follows:

Pathways at least 1.5m wide linking the car park to the existing footpath to the north/east.

PANEL MEMBERS	
 Bruce McDonald (Acting Chair)	 Stuart McDonald
 Lindsay Fletcher	 Ross Fowler
 Glenn McCarthy	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Reference: 2017SWT010 - LGA: Penrith, DA17/0665
2	PROPOSED DEVELOPMENT	Six (6) Storey split level hospital car park, rooftop helipad and related storm water drainage, servicing, landscaping and soil remediation works.
3	STREET ADDRESS	Nepean District Hospital, 35-65 Derby Street, Kingswood
4	APPLICANT/OWNER	Applicant – Health Infrastructure Owner – Nepean Blue Mountains Local Health District
5	TYPE OF REGIONAL DEVELOPMENT	Crown development – CIV of more than \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	Environmental planning instruments: <ul style="list-style-type: none"> • State Environmental Planning Policy (Infrastructure) 2007

		<ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of Land • Sydney Regional Environmental Plan No. 20 – Hawkesbury/Nepean River • Penrith Local Environmental Plan 2010 • Draft environmental planning instruments: Nil • Development control plans: Penrith Development Control Plan 2014 • 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: 8 November 2017, site plans, floor plan, elevations and section, perspective, external finishes and landscape plan. • Written submissions during public exhibition: 1 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Nil ○ On behalf of the applicant – Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection – 28 November 2017 • Final briefing meeting to discuss council’s recommendation, 28 November 2017, 1.00pm to 1.30 pm. • Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Bruce McDonald (Acting Chair), Stuart McDonald, Lindsay Fletcher, Ross Fowler and Glenn McCarthy ○ <u>Council assessment staff</u>: Jane Hetherington and Robert Craig
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report

