

DETERMINATION AND STATEMENT OF REASONS
HUNTER AND CENTRAL COAST JOINT REGIONAL PLANNING
PANEL

DATE OF DETERMINATION	31 May 2018
PANEL MEMBERS	Jason Perica (Chair), Kara Krason, Michael Leavey, Cr. John MacKenzie
APOLOGIES	Cr. Jason Dunn
DECLARATIONS OF INTEREST	None

Public meeting held at Travelodge Hotel Newcastle on 31 May 2018, opened at 11.30 am and closed at 12.30pm.

MATTER DETERMINED

PANEL REF – 2018HCC017 - LGA – Newcastle – DA2015/10349.02 AT Lot 100 DP1168197, 23 Merewether Street, Merewether (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 adjourned during the meeting to deliberate on the matter and formulate a resolution.

The Panel determined to approve the Modification application as described in Schedule 1 pursuant to section 4.55 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 public benefit in the services provided;
- The unforeseen construction delays related to subsidence;
- The need to still appropriately regulate parking provision for patients, visitors and staff;
- The primary need to provide parking for patients and visitors (and key hospital staff) closest to the hospital.





CONDITIONS

The Modification application was approved subject to the revised Condition 63 recommended in the Council Assessment Report, subject to amendment of the second paragraph of that Condition to state:

“Should all works associated with the carpark approved under DA2016/0394 not be completed prior to issue of any Occupation Certificate for this application, then prior to the issue of any Occupation Certificate and/or occupation of the additions proposed under this application:

- (a) Satisfactory alternative interim arrangements for the provision of parking shall be submitted to Council for assessment and, if to Council’s satisfaction, a letter of approval provided by Council. Such alternative arrangement shall not extend beyond 31 January 2019;*

- (b) *The measures in (a) above shall include allocation of parking within the hospital site ensuring provision of parking to meet patient/visitor parking using rates within Council's DCP;*
- (c) *The measures above shall also address those matters within Condition 4B relevant to the temporary arrangements."*

PANEL MEMBERS	
 Jason Perica (Chair)	 Kara Krason
 Michael Leavey	 Cr. John MacKenzie

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PANEL REF – 2018HCC017 - LGA – Newcastle – DA2015/10349.02
2	PROPOSED DEVELOPMENT	Construction of two storey addition to existing hospital, including new theatres and beds.
3	STREET ADDRESS	Lot 100 DP1168197, 23 Merewether Street, Merewether
4	APPLICANT/OWNER	Woollam Constructions/Vital Healthcare Australian Property Pty Limited
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 (State and Regional Development) 2011 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy No. 64 – Advertising and Signage ○ State Environmental Planning Policy (Coastal Management) 2018 ○ Newcastle Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Newcastle Development Control Plan 2012 • Section 94A Development Contributions Plan 2012 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: • 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: 17 May 2017 • 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 – Benjamin Young, Steve O’Connor, Mark Sweeney and Karen Gallagher
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> ● Final briefing meeting to discuss council’s recommendation, 31 May 2018, 11.00 am to 11.30 am. ● Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Chair name - Jason Perica, Kara Krason, Michael Leavey and John MacKenzie ○ <u>Council assessment staff</u>: Damien Jaeger
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report