

DATE OF DETERMINATION	20 December 2018
PANEL MEMBERS	Paul Mitchell (Acting Chair), Mary-Lynne Taylor, Peter Brennan, Chandi Saba and Mark Colburt
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

Public meeting held at The Hills Shire Council on 20 December 2018, opened at 12.05pm and closed at 2.50pm.

MATTER DETERMINED

Panel Ref – 2018SWC080 – LGA – The Hills Shire – DA66/2019 at Lot 1 DP 1163540, No.3 McCausland Place, Kellyville (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

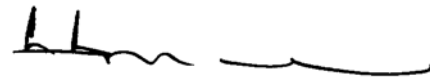
1. The proposal provides additional health care facilities in a convenient location and thus will benefit the local community.
2. The proposal is well designed and complies with all applicable development standards and nearby all guidelines. It is appropriate development for the site.
3. The proposal will have no material external adverse impacts.
4. No unresolved objector submissions apply to this application.
5. For the reasons given above approval of the proposal is in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel noted that there were no written submissions made during public exhibition.

PANEL MEMBERS	
 Paul Mitchell (Acting Chair)	 Mary-Lynne Taylor
 Peter Brennan	 Chandi Saba
 Mark Colburt	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2018SWC080 – LGA – The Hills Shire – DA66/2019
2	PROPOSED DEVELOPMENT	Alterations and Additions (including 26-bed ward) to an Existing Health Services Facility Lodged Pursuant to State Environmental Planning Policy (Infrastructure) 2007
3	STREET ADDRESS	Lot 1 DP 1163540, No.3 McCausland Place, Kellyville
4	APPLICANT/OWNER	Health Care Australia Pty Ltd / Vital Healthcare Australian Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities (health services facilities) with capital investment value of more than \$5million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Infrastructure) 2007 - State Environmental Planning Policy (State and Regional Development) 2011 - State Environmental Planning Policy No. 55 – Remediation of Land - The Hills Local Environmental Plan 2012 - Draft environmental planning instruments: Nil - Development control plans: - The Hills Development Control Plan 2012 - Planning agreements: Nil - Provisions of the Environmental Planning and Assessment Regulation 2000: 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	• Council assessment report: 20 December 2018 • Written submissions during public exhibition: 0 • Verbal submissions at the public meeting: ○ Support – Nil ○ Object – Nil ○ Council Assessment Officers – Claro Patag and Paul Osborne ○ On behalf of the applicant – Mark Sweeney, Patrick Pace, Luke Rodoreda, Jacki Maher and Peter Chrystal
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Site inspection – 20 December 2018 • Final briefing to discuss council’s recommendation, 20 December 2018, 11.00am to 11.15am • Attendees: ○ <u>Panel members</u>: Paul Mitchell (Acting Chair), Mary-Lynne Taylor, Peter Brennan, Chandi Saba and Mark Colburt ○ <u>Council assessment staff</u>: Claro Patag, Cameron McKenzie and Paul Osborne
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report