

DATE OF DEFERRAL	07 August 2023
PANEL MEMBERS	Dianne Leeson (Chair), Stephen Gow, Penny Holloway and David Crofts
APOLOGIES	Tony McNamara and Michael Wright
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 21 July 2023.

MATTER DEFERRED

PPSNTH-189 – Port Macquarie-Hastings – DA2022 - 901.1 – 86-94 Lake Road PORT MACQUARIE NSW 2444
– Alterations and Additions to Hospital (as described in Schedule 1).

REASONS FOR DEFERRAL

The panel agreed to defer the determination of the matter until the following information has been provided to address the concerns raised by the Panel:

- Confirmation of on-site car parking requirements for each stage and analysis to justify the proposed number and location of spaces, including during construction.
- Draft Construction Management Plan, including the proposed staging and separation of work zones and operational elements of the hospital and adjoining development
- Clarification of proposed final staff and consultant numbers
- Landscaping treatment generally, but particularly along the southern boundary, Lake Road and Parker Street and car parks

The Panel expects the revised information as referred to above, be submitted to Council within 2 months from the date of this deferral record. Council is requested to assess the information provided and provide a supplementary assessment report within a maximum of 6 weeks of the receipt of the revised information (allowing for any further community consultation, if deemed necessary by Council).

If the revised information from the applicant is not provided within 3 months, the Panel may move to determine the DA based on the information currently at hand. Should this occur, the Council is requested to confirm their recommendation, with any recommendation for partial approval to be outlined in a supplementary assessment report.

When this information has been received, the Panel will determine the matter electronically.

The decision to defer the matter was unanimous.

PANEL MEMBERS

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Dianne Leeson (Chair)

A handwritten signature in dark ink, appearing to read 'Stephen Gow'.

Stephen Gow

A handwritten signature in dark ink, appearing to read 'Penny Holloway'.

Penny Holloway

A handwritten signature in dark ink, appearing to read 'David Crofts'.

David Crofts

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-189 – Port Macquarie-Hastings – DA2022 - 901.1
2	PROPOSED DEVELOPMENT	Staged Alterations and Additions to Private Hospital
3	STREET ADDRESS	Lot 1 DP 1225449 86-94 Lake Road Port Macquarie
4	APPLICANT OWNER	Erilyan Pty Ltd HCOA Operations (Australia) Pty 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 (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Industry and Employment) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Primary Production) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 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 Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> 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: 21 July 2023 Written submissions during public exhibition: Six (6) Total number of unique submissions received by way of objection: 6
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 14 March 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, David Crofts, and Tony McNamara <u>Council assessment staff</u>: Vanessa Penfold, Patrick Galbraith-Robertson, and Dan Croft <u>Department staff</u>: Carolyn Hunt, Louisa Agyare, and Lisa Foley Site inspection: 26 April 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, and David Crofts <u>Council assessment staff</u>: Vanessa Penfold and Dan Croft Submitter Briefing: 2 August 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, David Crofts, and Penny Holloway <u>Council assessment staff</u>: Vanessa Penfold and Dan Croft

		<ul style="list-style-type: none"> ○ <u>Department staff</u>: Carolyn Hunt, Louisa Agyare, and Lisa Ellis ○ <u>Submitter</u>: Dr Deborah King <p><u>Note</u>: Submitter briefing was requested to inform the Panel of any further concerns not raised in written submissions and to respond to the recommendation in the council assessment report</p> <ul style="list-style-type: none"> ● Applicant Briefing: 2 August 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, David Crofts, and Penny Holloway ○ <u>Applicant representatives</u>: Mike Pain, Adam Byrnes, Moira Finch, Ryan Ainsworth and Jonathon Megalos ○ <u>Council assessment staff</u>: Vanessa Penfold and Dan Croft ○ <u>Department staff</u>: Carolyn Hunt, Louisa Agyare, and Lisa Ellis ● Final briefing to discuss council's recommendation: 2 August 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, David Crofts, and Penny Holloway ○ <u>Council assessment staff</u>: Vanessa Penfold and Dan Croft ○ <u>Department staff</u>: Carolyn Hunt, Louisa Agyare, and Lisa Ellis
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report