

List of Council Advice from Canterbury-Bankstown Council Ordinary Meeting in February 2024, and proponent's response.

Councils Advice	Response
<p>1. Prior to the planning proposal being publicly exhibited (after the Gateway determination) the following documentation be prepared to the satisfaction of the council:</p>	
<p>(a) A comprehensive and updated transport management and traffic assessment (including the public transport connection to Campsie) for future development and given the proposed hospital and ancillary uses, all assessments need to address the 24 hours, 365 days per year situation and include construction and operation phases of future development,</p>	<p>Attachment P</p> <p><i>Note: construction phase not included due to its temporary nature.</i></p>
<p>(b) update the assessment of the extent of flooding on the site (having regard to proposed finished ground levels) and the impacts of this flooding on the proposed development including evacuation procedures assessment of potential increased risk of flooding from the changed climate conditions; the extent of excavation of and impacts on the existing filling on the site; how site stormwater may be affected and controlled and impacts on flood behaviour in relation to adjoining and nearby lands and the wider catchment,</p>	<p>Attachment G</p>
<p>(c) the site contamination documentation be reviewed by a site auditor to:</p> <ul style="list-style-type: none"> i. confirm that the site can be remediated to allow the proposed development including a proposed child care centre, and i. assess the potential for any leachate dispersal off the site having regard to the disturbance or removal of any fill and the flooding of the site as assessed in the updated flooding assessment referred to in item (b) above, 	<p>Attachment F</p>
<p>(d) In conjunction with (c) above initial geotechnical and civil engineering advice about what works may be required to ensure structural stability of the site and the proposed buildings and whether this would impact on the extent of excavation and how this may impact on any proposed underground parking including the extent of that parking, and</p>	<p>To be actioned during the DA stage</p>
<p>(e) Council prepare a site specific DCP Amendment as outlined in Section 4 of the report to the Panel.</p>	<p>Being Actioned</p>
<p>2. The documents referred to in item 1 above are to be part of the document package available to the public in the post gateway public exhibition process.</p>	<p>Actioned</p>
<p>3. Council prepare and exhibit a site specific DCP Amendment as outlined in this report.</p>	<p>Being Actioned</p>
<p>4. Council seek authority from the Department of Planning, Housing and Infrastructure to exercise the delegation in relation to the plan making functions under Section 3.36(2) of the Environmental Planning and Assessment Act 1979.</p>	<p>Being Actioned</p>
<p>5. A draft Planning Agreement be prepared subject and exhibited to the following:</p>	<p>Being Actioned</p>

<p>(a) Council undertakes further negotiations with the developer to seek increased public benefits, to confirm the total value of each works and monetary contribution item in the Letter of Offer. This may include further analysis and an independent peer review being undertaken by Council prior to exhibition.</p>	<p>Attachment B <i>Note: Negotiation is ongoing, peer review will occur prior to exhibition.</i></p>
<p>(b) Council engages with NSW Health and Transport for NSW to understand opportunities for pedestrian and cycling connectivity improvements between the site and the Canterbury Public Hospital and require the draft Planning Agreement to progress concept plans at a future date.</p>	<p>NSW Health: Attachment U TfNSW: Attachment V</p>
<p>6. Subject to the issue of a Gateway Determination, Council exhibit the Planning Proposal, draft site specific DCP amendment and draft Planning Agreement and the matter be reported to Council following the exhibition.</p>	<p>To be Actioned Post- Gateway</p>
<p>7. Prior to the planning proposal being publicly exhibited, Council be provided with evidence of a binding long-term agreement to purchase the properties at numbers 5 and 11A Elizabeth Street for access (subject to commercial in confidence).</p>	<p>Attachment T</p>