

Record of Preliminary Briefing

Sydney South Planning Panel

PANEL REFERENCE & DA NUMBER	PPSSSH-161 – DA24/0086
APPLICANT OWNER	Bangor 9 Pty Ltd
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$23,808,722
BRIEFING DATE	22 April 2024

ATTENDEES

APPLICANT	Michael Janeke (Grimshaw Architects)
PANEL MEMBERS	Annelise Tuor (Chair), Penelope Holloway, Carol Provan, Jue Cilliers
DECLARATIONS OF INTEREST	None
COUNCIL OFFICERS	Evan Phillips and Sue McMahon
PLANNING PANELS TEAM	Joel Burgess
APOLOGIES	Glennis James

DA LODGED: 5 March 2024

DAYS SINCE LODGEMENT: 47 days

TENTATIVE PANEL BRIEFING DATE: TBD in consultation with council.

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED:

The Panel notes the applicant presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- Council has finalised notification receiving over 30 submissions. Internal referrals, including Design Review Panel, still outstanding.

- The development is integrated, referred to RFS, as it adjoins bushfire prone land to the South along Bangor Bypass. Applicant noted overnight suites are located on Northern side and wall along the Southern boundary to address bushfire constraints. No material limitations noted in relation to bushfire risk by its fire engineer.
- Council notes that 24-hour usage defines land use as “hospital” which is permissible in the R2 zoning.
- Prior DA for multi dwelling development on the site (not approved) and a current consent for a 5-lot community title subdivision.
- Two Clause 4.6 variations (Height of Building and Landscaped Area).
 - Building over height in SW corner by 1.8m (because land drops away)
 - Landscaped area proposed is 27% while DCP standard is minimum 35% of site area.
- Below max FSR (0.55:1).
- Land to the South is a Transport corridor (main road) so vegetation will remain.
- 4m minimum setback required under *Southerland Shire DCP* (2015). Proposed is 5m to the North and 6m to the West.
- Other matters discussed included relationship to adjoining residential, vegetation removal and replacement, view loss, access arrangements and impact on local traffic.

NEXT STEPS

- Once council receives all referrals, it will issue an RFI to the applicant.
- Panel to schedule a Site Visit and, following the response to RFI, a subsequent assessment.

Note:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.