

Record of Assessment Briefing

SYDNEY SOUTH PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday 26 August 2024, 3pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSSH-161 – Sutherland Shire - DA24/0086 - 9 - 13 Shackel Road, Bangor

Health Service Facility - Construction of a new two storey health services facility (hospital) with associated landscaping works.

PANEL MEMBERS

IN ATTENDANCE	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Stephen Nikolovski, Elizelle (Jue) Cilliers
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL REPRESENTATIVES	Evan Phillips, Slavco Bujarovski
APPLICANT REPRESENTATIVES	Michael Janeke, Jeff Mead, Susan Chen
PLANNING PANEL STAFF	Tim Mahoney, Joel Burgess

KEY ISSUES DISCUSSED

The Panel notes council's Assessment Briefing Report and the matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- Council issued RFI 24 July 2024 with due date of 21 August. The applicant requested further time to respond to the RFI on the 31 July citing depth of technical detail required to address RFI.
- Applicant advised that preliminary advice from their consultants was that matters including contamination, bushfire, stormwater could be resolved without the need to significantly amend the design, other than a ring road proposed to address bushfire issues.
- Applicant requests additional 6 weeks to provide a satisfactory response to council's RFI.
- Application would need 2 weeks renotification if ring road included, and would need re referral (integrated development).
- Council advised 3 months timeframe (18 weeks) for reassessment (inc applicant response and renotification).

Bushfire Risk

- The RFS has advised that it would not grant GTAs based on deficiencies in the bushfire report and the 'proposed Shelter in Place' solution. RFS requested further information from the applicant but the timeframe for submission of that information had lapsed.
- Applicant has engaged a separate Bushfire Consultant who has proposed that a ring road around the site provide egress for any incapacitated patients, with access from a safe zone at the rear of the site. The access road has sufficient width for fire trucks to enter and ambulances to evacuate.
- The ring road would further reduce on site vegetation and landscaped area.
- The outstanding information and proposed ring road would be submitted to the RFS within 2 weeks.
- The concurrence of the RFS is needed for any consent to be granted and for the resolution of other issues with the application.

Landscaped Area

- Council and applicant have different measurements of landscaped area, based on the inclusion of the access corridor. Council measure landscaped area to be 19.5% and 35% is required under SSLEP 2015.
- The addition of the proposed ring road would further reduce landscaped area.

Contamination

- Council have requested a DSI, to determine suitability.
- The applicant stated that a consultant has been engaged to do a preliminary assessment for relevant environmental issues on the site. The applicant flagged that they believe the stockpiled material may not be on their site.

Stormwater

- The applicant advised the hydraulic engineer is looking into the stormwater issues raised in the RFI but that the overland flow may be an issue caused off-site and are looking into the 'right' of that stormwater to traverse the site.

Design Review Panel issues

- The DRP noted a number of substantial concerns, but these should be addressed once the overall site planning is resolved, which may necessitate a smaller building on the site.

Traffic impacts

- the traffic impact assessment presented by the applicant needs further detail.

Next steps

- Applicant to submit information to RFS by 9 September 2024
- If RFS grant's concurrence, then a tentative determination date is set for 3 months from the Assessment Briefing (see below).
- All outstanding RFI responses are required to be submitted to council by the applicant on or before 7 October
- If the RFS does not grant concurrence, the applicant should consider withdrawing the application, or it will be determined, on a date to be advised, based on the information submitted at that time

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 18 November or earlier if RFS concurrence not granted.

Planning Panels

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