

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 7 October 2020
<b>LOCATION</b>	Teleconference

#### BRIEFING MATTER(S)

##### PPSSSH-23 – Georges River – DA2020-0227

143 Stoney Creek Road, Beverly Hills

Demolition works, engineering works, and construction of a medical centre. The application is integrated development under the Water Management Act 2000. The application is classified as regional development and will be determined by the Sydney South Planning Panel.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Helen Lochhead (Chair), Stuart McDonald, Con Hindi, Nick Katris
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Heather Wharton excused herself due to her previous involvement with the Courts appeals for Georges River Council

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Elijah Khoury, Ryan Cole,
<b>OTHER</b>	Kim Holt – Panel Secretariat

#### KEY ISSUES DISCUSSED

- Proposal for a 3-level Medical Centre with 3-levels of basement parking. 2 significant trees on site- lemon scented Gum and Brush box
- Zoning SP2 (infrastructure- no controls) and part R2 (9m 0.6 FSR)
- Medical Centre not permitted under Hurstville LEP 2012. A Health Service facility is permissible under the Infrastructure SEPP (2007) CI 57
- **Issues:**
  - Sydney easement stormwater through site- proposed to be realigned along boundaries
  - Redesigned pipe and culvert to be addressed
  - site flooding – ground floor proposed to be raised, details to be provided
  - 23m Lemon scented Gum to be removed and contribution to Council for replacement in accordance with Council's Tree Policy is proposed. Additional arborist information requested regarding potential of retaining tree and required tree protection zone
  - Consistent adequate setback to accommodate planting along length of primary street frontage.
  - Additional landscaping along R2 interface to improve privacy and amenity of residential
  - Plan of Management of site required

#### SUBMISSIONS

- No submissions received

**ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE:** November-December 2020

- Panel request that Council actively engage with the applicant to have conditions agreed prior to submission of the Assessment Report. Any unresolved conditions to be noted in the assessment report.
- Council have nominated the application be determined electronically. The Panel have agreed to this.