

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 16 February 2022,
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSTH-139 – Albury City Council – DA10.2021.38711.1 – 201 Borella Road, East Albury – Alterations and Additions to Albury Base Hospital - Redevelopment of Emergency Department

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting Chair), Renata Brooks and Tim Fletcher
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Marius Shephard, Matt Wilson, David Christy
DPE	Amanda Moylan
APPLICANTS	Craig McDiamond (Habitat Planning on behalf of Victorian Health)

KEY ISSUES DISCUSSED

- Proposed development outlined, including the existing development on the site and surrounding land uses.
- Assessment pathway (Crown Development)
- Council confirmed that the elected Council will be making a submission indicating support of ED.
- Council approved a related DA for a temporary 105 space car park (10 years) located on East St.
- Public exhibition of the Hospital DA resulted in 1 submission received relating to lack of parking and pedestrian access.

Referrals and integrated approvals

- Referred to TFNW/RMS with no objections received.
- GTAs received from NSW RFS.

Car Parking

- Removal of 47 existing car parking spaces on site through the proposed ED extension.
- Additional 46 parking spaces required through the extension of the ED.
- Car Parking rates (1 spaces per 4 beds plus 1 space per 2 employees = additional 46 spaces).

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- On site carparking to be deficient by 93 spaces.
- No changes to access points.

Proposed temporary car park (East St)

- Temporary car park approved by Council as a local DA on 14/02/22
- Consent to lapse in 10 years 14/02/2032
- Car parking to be provided on the hospital site at the expiry of the temporary car park consent.
- 13 submissions received during exhibition of DA for temporary car park
- Operation of temporary car park, with 24 hour staff only access to be controlled by electronic boom gate.
- Single entrance point from East St.
- Summary of conditions of consent including conditions around lighting and landscaping.
- Pedestrian links from temp car park to hospital.
- The Panel indicated a need to have some certainty that the parking can be accommodated on the hospital site long term and confidence that the temporary car park will not become the long term solution.
- The Panel indicated a preference for an arrangement to be proposed which ensures the temporary car park will be constructed and operational prior to the commencement of the works associated with the ED consent (i.e. the loss of parking spaces).

Applicant briefing

The following matters were discussed with the applicant:

- Draft Master Plan for the Hospital precinct, noting it is currently being reviewed by the executive of Albury Wodonga Health.
- Certainty around future car parking provision during the development of the ED and broader hospital site. The Panel requested a commitment to the construction and operation of the temporary car park prior to the commencement of the ED works and confirmation that the parking generated can be accommodated on the hospital site in 10 years when the consent for the temporary car park lapses.
- Long term parking arrangements at the expiration of the 10-year life of the temporary car park. The Panel requested the applicants and Council consider including the option of a condition of consent for the ED relating to the provision of alternative car parking prior to the expiration of DA for the temporary car park.
- Funding arrangements and confirmation of crown development status, noting that the development is being led by Victorian Health/Victorian Building Authority and jointly funded by the NSW and Victorian governments.
- The Panel requested confirmation that the subject DA triggers the Crown DA provisions in the *EP&A Act 1979*.
- Pedestrian movements and footpath arrangements including pedestrian connection between the temporary car park and the ongoing operation of the ED facility.
- Disabled Access, noting that all access carparking will be made available to the main entrance.
- Timing and links between the ED DA and the temporary car park through the life of the developments.
- The Panel requested the assessment report include details around footpaths and pedestrian links.
- Landscaping, noting changes to the landscaping plans proposed.
- The Panel requested clarification of landscaping details.
- Mode share arrangement and Council's strategy for the travel corridor to be addressed in assessment report.
- Contamination. Confirmation that the hospital was constructed in mid 1990s. Site previously used as saleyards and decontaminated during original construction
- The applicant requested timely determination of this DA.

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General Discussion

The Panel indicated that it would need to be satisfied of the following matters prior to determination;

- Suitability of the reliance of Emergency Department DA on the temporary carparking arrangements.
- Evidence that the additional car parking which is to be temporarily accommodated in East Street can be physically accommodated on the hospital site in the future. Council is requested to specify if it is satisfied that the multi deck car park identified in the master plan (or other solution) is feasible. Council is also requested to consider a recommendation to link the two consents).
- Crown DA assessment pathway, including clarification that the development is co-funded by the NSW and Victorian governments and is project led by Victorian Health/Building Authority.
- Agreement from Albury Wodonga Health (both Victorian and NSW Health) on proposed conditions of consent.

The Panel agreed that Council can provide sufficient visual information around the context of the development and site surrounds during the final briefing, and a site inspection is not required.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 23 March 2022

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