

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 5 April 2023, 1:30pm – 2:15pm Site Visit and Applicant Briefing.
LOCATION	Site Visit and Applicant Briefing on Site at 1125 Pemberton Street, West Albury 2640.

BRIEFING MATTER(S)

PPSSTH-229– Albury – DA# 010.2022.00039769.001 – 1125 Pemberton Street, West Albury

PANEL MEMBERS

IN ATTENDANCE	Site Visit and Briefing: Chris Wilson (Chair), Juliet Grant, Grant Christmas, David Thurley, Alice Glachan
APOLOGIES	None
DECLARATIONS OF INTEREST	Juliet Grant (declaration provided after site inspection)

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Apology received Site Visit: Apology received
APPLICANT REPRESENTATIVES	Briefing: Brendan O’Loan (Spiire), Winsome Fox (Ramsay Health), Tim Harrington (Erilyan)
OTHER	Site Briefing and Site Visit: Amanda Moylan (DPE)

KEY ISSUES DISCUSSED

- The Applicant provided an overview of the operation of the facility and background to the DA before the Panel. Details of the proposed development were provided, and several matters discussed as follows:
 - There are several concurrent local DAs currently under consideration by Council for different aspects of Site development.
 - It was confirmed that the existing architectural mound contains clean fill only.
 - Integrated Approval - Bush Fire Safety Authority and GTAs required from NSW RFS
 - Tree removal.
 - Existing car parking configuration and arrangements including lease agreement for staff parking on Council reserve opposite the facility on Cnr of Raymond St, Baker Ct and Yalandra Court.
- The Panel noted the briefing report provided by Council assessment staff, and that Council had requested additional information from the Applicant.
- The Panel discussed a number of matters onsite including:
 - Confirmation of the existing and final total number of beds, particularly as they may relate to parking demand.

Planning Panels Secretariat

- The need for a safe pedestrian pathway from the bus stop to the entrance of the facility noting that the development would reduce safe access through and around the existing car park.
 - Consideration should be given to the provision of end of trip facilities, which the Applicant confirmed are not part of the current proposal. The Applicant opined that the nature of staff shifts, and the location of the facility were not conducive to cycling to and from work.
 - The Applicant advised that it had sought a waiver to the car parking required under the Council DCP noting the DCP requirement was based on sqm of development. The Applicant argues that while there is an increase in footprint, there was only a marginal increase in the number of beds (3).
 - The Panel requested the Applicant consider car park upgrades and further discuss this with Council assessment staff including car parking demand and ongoing arrangements across the broader site.
 - Provision of designated electric vehicle charging locations.
- The Panel requested a copy of the Master Plan be provided to the Panel for its information.
 - The Panel noted Council's advice that:
 - further consultation is required given the DA has been identified as integrated development (Bush Fire); and
 - a request for information (RFI) has been forwarded to the Applicant.

TENTATIVE DETERMINATION DATE: MAY 2023