

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 28 June 2023, 1 – 2pm Site inspection undertaken before briefing
LOCATION	Site Visit: on Site at 9 Weeroona Place & McKenzie Street, Nowra 2541 Briefing: Shoalhaven City Council

BRIEFING MATTER(S)

PPSSTH-239 – Shoalhaven – RA23/1000 - 9 Weeroona Place & McKenzie Street, Nowra - Staged Expansion of the Nowra Private Hospital

PANEL MEMBERS

IN ATTENDANCE	Briefing & Site Visit: Chris Wilson (Chair), Grant Christmas, Natasha Harras
APOLOGIES	None
DECLARATIONS OF INTEREST	Juliet Grant

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing & Site Visit: Andre Vernez, Rebecca Lockart
APPLICANT REPRESENTATIVES	Briefing (MS Teams): Mason Stankovic (Patch Planning), Mike Pain (Ramsay Health), Tim Curtin (Erilyan), Karina Danke (Team 2), Daniel Bogaz (Team 2) Site Visit: Trent Redlich
OTHER	Briefing & Site Visit: Amanda Moylan (DPE)

KEY ISSUES DISCUSSED

Council Briefing

Council assessment staff provided the Panel with a briefing and raised the following matters:

- Pre lodgement feedback and ongoing discussions between Council assessment staff and the applicant
- Request for further information (RFI) has been provided to the applicant
- Tree removal
- Biodiversity impact assessment required in accordance with chapter G5 of Shoalhaven DCP (2014)
- Consolidation of lots
- Footpath location and pedestrian accessibility
- Current and future traffic generation, impacts, and carparking demand
- Existing and proposed car parking arrangements
- Car park design and vehicular access including:
 - Impact of site access points and car park design on extent of tree removal
 - Justification for vehicular connections between two car parks

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- Provision and access arrangements for ambulances, waste collection, loading and service vehicles
- Stormwater management and overland flow path
- Protection of sewer main
- Public exhibition (3 submissions received)

Applicant Briefing

The applicant provided a background to the development concept and outlined:

- Staging and scope of development
- Design principles
- Timing of works program
- The applicant indicated a BDAR is currently being prepared

The Panel asked questions of the applicant in relation to:

- Justification for stage 1 and 2 car parking arrangements
- Calculation of car parking requirements
- Vehicular access (1-way or 2-way access) and car park manoeuvring
- Tree removal and biodiversity impact assessment
- Car park design and related tree removal
- Built form
- Need for a threshold assessment for storage of hazardous goods having regard to SEPP (Hazards and Resilience)
- Encroachment of Colourbond fence onto neighbouring land

Next Steps

The Panel;

- Acknowledged the built form outcomes in general and its appropriate transition to surrounding residential development
- Noted ongoing discussions with Council engineers regarding stormwater and sewage
- Considers that the key issues relate to tree removal, access and car parking arrangements
- Encouraged the applicant to continue to work with Council assessment staff to achieve an appropriate balance between the car park design and tree retention
- Noted that a Biodiversity Impact Assessment is required in accordance with Chapter G5 of Councils DCP
- Suggested the applicant investigate 2-way access to and from McKenzie St and the potential removal of the vehicular connection between the two car parking areas (noting pedestrian access should be retained)
- Requested confirmation that no dangerous goods are proposed to be stored on site and Schedule 3 of SEPP (Hazards and Resilience) does not apply

The applicant indicated a response to Council's request for further information is anticipated to be provided within 14 days.

The Panel acknowledged the request of the applicant for an expeditious determination and agreed to set a tentative determination date for a final determination briefing on 17 October 2023. Council is required to upload its assessment report by COB 9 October 2023

eDETERMINATION DATE SCHEDULED FOR 17 OCTOBER 2023

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