

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 31 January 2024, 11am – 12:30pm Site inspection undertaken before briefing, 10am – 10:45am
LOCATION	Briefing: Snowy Monaro Regional Council / MS Teams (Hybrid) Site Visit: on-site at 9 Polo Flat Road POLO FLAT 2630

BRIEFING MATTER(S)

PPSSTH-308 – Snowy Monaro – DA10.2023.327.1 – 9 Polo Flat Road POLO FLAT 2630 – NSW Rural Fire Service - Monaro Fire Control Centre - Construction of Monaro Fire Control Centre including District Stores Building, Helicopter Hangar & Helipad

PANEL MEMBERS

IN ATTENDANCE	Briefing: Chris Wilson (Chair), Grant Christmas, David Hogan, Chris Hanna Site Visit: Grant Christmas, David Hogan, Chris Hanna
APOLOGIES	Briefing: Juliet Grant Site Visit: Chris Wilson, Juliet Grant
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Sorrell Rangiihu, Peter Smith Site Visit: Sorrell Rangiihu
APPLICANT REPRESENTATIVES	Briefing: Wayne Bell (PWA), James Armstrong (PWA), Grant Barker (PWA), Mat Smith (RFS), Bernie O'Rourke (RFS), Darren Hession (RFS), Richie Cheah (RFS), Fiona Gainsford & Stephen Rofail (NBRS)
OTHER	Briefing: Tim Mahoney (DPHI)

KEY ISSUES DISCUSSED

Applicant

- The applicant gave an overview of the development, its background, and site context.
- The development comprises a fire control centre, district stores building, helicopter hangar and helipad. Parking for 40 vehicles is to be provided along with the provision for overflow parking for major emergency events.
- The development includes the subdivision of the site into two lots to help facilitate the development. Whilst not part of the application, Council was confident that this could be undertaken as exempt development.
- Council is to develop road access and service connections separate to this application.
- Previous investigations into contamination on the wider airport area which included this site found contaminants on the subject site, but all below relevant thresholds.

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- The proposal will result in the loss of approximately 1.9 ha of native vegetation which will require the applicant to acquire 29 ecosystem credits.
- The site is a hybrid centre which will be utilised for both fire and rescue operations.
- NSW RFS has engaged local personnel throughout the design process to provide input to facilitate any changes as necessary.
- The application was placed on public exhibition between 06/11/2024 to 04/12/2023. One (1) submission was received in response.
- The key concern raised in this submission related to parking during major emergency events and the potential overflow of vehicles into surrounding residential streets.
- The applicant advised that it is confident that this has been addressed.

Panel

- The panel sought further information regarding the timing of the Part 5 determination for the road access. Council advised that it was confident that the Part 5 determination would not hold up the progression of the DA.
- The panel questioned whether the helipad/aircraft hangar was for one helicopter or if there would be multiple aircraft regularly landing and taking off.
- The RFS advised it is primarily for one aircraft and this would only increase if an emergency were declared. The RFS advised the helipad is not available to the public and flight paths were away from residential areas.
- The Panel sought confirmation of the size and location of the helicopter fuel tank. The RFS confirmed a 5000L bunded tank would be provided on site which did not trigger the relevant thresholds in the Hazards SEPP (quantity and locational criteria).
- The Council advised that should the determination for the road not be made, there is an existing access, that while not ideal, could be justifiable in the short. The panel advised that the Council would need to justify in its assessment report that the existing access is fit for purpose in the interim, or alternatively, a deferred commencement condition could be imposed, but it was noted by all that this was not ideal.

Next Steps:

- The Council was encouraged to work closely with the applicant in preparing draft conditions given it is Crown Development Application.
- A tentative determination date of 6 March 2024 was set for e-determination of the application.
- An assessment report and draft conditions of consent to be prepared by 28 February 2024.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 6 March 2024

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