

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 7 February 2024, 2:15pm – 3:15pm Site inspection undertaken after briefing 3:45pm – 4:45pm
LOCATION	Briefing: Wollongong City Council / MS Teams Site Visit: on-site at 29 Hospital Road BULLI 2516

BRIEFING MATTER(S)

PPSSTH-313 – Wollongong - DA-2023/895 - 29 Hospital Rd BULLI - Former Bulli Hospital – Torrens title subdivision of the former Bulli Hospital properties, additional site remediation works, removal of trees, delivery of internal road network, stormwater infrastructure, open space and public domain works.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Sarah Goodman, Mark Adamson, Rod Thew Site Visit: Sarah Goodman
APPLICANT REPRESENTATIVES	Briefing: Jaybee Harris (Landcom), Kate Denney (Landcom), Melina Da Prato (Landcom), Ryan Auberson-Walsh (Landcom), Nigel McAndrew (Design & Planning), Jonathan Busch (SCT Consulting), Joanne Rosner (JBS&G)
OTHER	Briefing: Amanda Moylan (DPHI), Tim Mahoney (DPHI)

KEY ISSUES DISCUSSED

Council assessment staff provided the Panel with a briefing and outlined the status of the assessment of the application. The following matters were discussed;

- Primary issues of concern raised in Council’s preliminary assessment relating to landscape, strategic planning, traffic matters and NSW RFS requirements.
- Removal of excessive trees which is not supported by Council.
- Conflicting information in bush fire hazard assessment in relation to down slope calculations.
- Concurrent local DA for Ground Remediation. Council advised that this DA is still under assessment and that areas of the site require additional investigations which Landcom has completed. The scope of the remediation works has increased. So as not to delay the ground remediation works, the

additional scope of remediation identified will now form part of this subdivision development application.

- The remediation works which form part of the application before the Panel include:
 - Implementation of remediation and/or management works to address the aesthetic impacted soil in the vicinity of the significant trees, comprising areas TP05 and TP07 (ash and coal wash fines / gravels).
 - Identification and remediation of asbestos/bonded ACM impacts behind the external northern retaining wall (RW-HA03) and southern retaining wall.
 - Placement of the temporarily stockpiled hydrocarbon and aesthetic impacted material beneath the proposed roadway.
 - Addressing unexpected finds within the footprint of works completed in Stage 3.
- Council does not support the location of any containment cells or contaminated material to be located under public land, including roadways and footpaths.
- Neighbour notification and exhibition of the DA commenced on 22/11/2023 and finished on 06/12/2023.
- As more than 10 unique submissions were received the Panel will be required to hold a public meeting at determination.
- Main issues raised during exhibition included existing inadequate parking on Hospital Road and the additional impact the proposed development would have on parking and traffic management, vegetation removal and the need to retain of existing mature trees, community land, the public interest, and the need to deliver social and affordable housing in line with NSW Government affordable housing commitments.

The applicant addressed the Panel and provided an overview of the development, site, and context and the following information:

- Confirmation that primary vehicle access is proposed to be from Hospital Road.
- Details regarding community information and feedback sessions which were undertaken in late 2022 and early 2023. Newsletters, emails, and letters were also distributed to nearby property owners and the wider community.
- Site remediation to be completed.
- The proposed subdivision will achieve a diversity of housing (manor housing, semi-detached, detached, terrace rear loaded and studio apartments)
- The provision of off and on street parking.
- 10% of the site will be provided as affordable housing in accordance with Landcom's housing policy.
- 2480m² of open space is proposed in the north-west of the site. This area includes the large western cluster of vegetation and mature trees.
- 91 off-street parking spaces and 58 on-street spaces are proposed.
- Proposed containment of contaminated fill (specifically coal wash) within the proposed open space and road to facilitate the retention of significant vegetation.
- The presence of asbestos and coal wash on the site which will be managed throughout the development. A physical barrier is proposed to be placed over the top of contaminated areas to ensure the safety of the public and reduce potential for harmful contaminants to spread.

The Panel raised questions in relation to the following matters:

- The amount of affordable housing to be provided on the site. The applicant confirmed that 10% affordable housing will be provided in perpetuity in accordance with Landcom's Housing Policy.
- The proposed Manor Homes would be divested to an affordable housing provider to achieve affordable housing targets.
- Options to refine the design as the development progresses to maximise tree retention. The applicant noted tree removal was required to complete site remediation and earthworks to accommodate the development.
- The nature of contaminants on site and the proposed remediation strategy.

Planning Panels Secretariat

- The applicant advised there is risk that coal wash could combust and burn underground and may have a high pH. Testing indicated the levels proposed to be retained on site are safe and comply with the necessary environmental regulations.
- The parking and traffic impacts and measures to mitigate. The applicant advised that the proposed development would be able to provide sufficient off-street parking to accommodate the proposed residential densities and was not expected to increase demand for on street parking beyond what was experienced during the operation of the hospital.

Next Steps:

- Council to issue request for information in approximately 2 weeks.
- A further briefing to be arranged once the request for information has been issued and applicants timeframe to respond is known.