

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 11 September 2024, 13:15pm-14:15pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-415 – SHOALHAVEN – DA2024/1457 - 102 & 106 Hillcrest Avenue SOUTH NOWRA 2541 - Health Services Facility - Construction and occupation of new single storey building for 'Gudjaga Gunyahlamai Birth Centre' including carpark, landscaping and consolidation of two lots into one single Torrens lot.

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Grant Christmas
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Bryan Netzler
APPLICANT REPRESENTATIVES	Dan Edwards (Papesch Architecture), Kristine Falzone (Waminda), Cleone Wellington (Waminda), Melinda Lawton, Melanie Briggs
OTHER	Tracey Gillett (DPHI), Tim Mahoney (DPHI)

KEY ISSUES DISCUSSED**Council**

- Notification period (17/7/24 – 14/8/24) with a total of five (5) submissions received in response, three (3) of which were objections. Key concern raised was the potential acoustic impacts from the outdoor birthing area on nearby/adjoining properties.

Applicant

- The applicant advised it had engaged an acoustic consultant to assess the potential acoustic impacts of the development on nearby and adjoining properties. The applicant considered that any potential noise impacts could be resolved post occupation through a plan of management given the predicted exceedance of applicable noise limits was minor.
- The applicant advised that it would confirm noise levels for the outdoor birthing area and liaise with Council as required.

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- The applicant advised the outdoor area/courtyard was intended to accommodate birthing and movement in an outdoor environment for patients.

Panel

- The panel noted the applicant is awaiting a response from DCCEEW regarding the biodiversity waiver and requested Council provide the contact details of the responsible officer from the department to enable the planning panels team to follow up.
- The panel was of the view that provided the acoustic issues were satisfactorily resolved and there was a positive response from DCCEEW, it was of the view that there were no fundamental issues with the application that would preclude the issue of development consent.
- The panel acknowledged that the proposal would provide a positive health care outcome for the indigenous community.
- The panel scheduled a tentative e-determination date for 22 October 2024.
- The panel will be undertaking a site visit in September 2024.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 22 October 2024

Planning Panels Secretariat

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