

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-383 – The Hills Shire – 304/2023/JP
APPLICANT / OWNER	Applicant: Aurora Healthcare Australia Pty Ltd C/- SLR Consulting Owner: Norwest Healthcare Australian Property Proprietary Limited
APPLICATION TYPE	Health Services Facility (Stage 1) which will be used in Conjunction with the Existing Health Services Facility at No. 3 McCausland Place
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$ 28,442,426.00 (excluding GST)
BRIEFING DATE	27 September 2022

ATTENDEES

APPLICANT	Katie Yang, Oliver Chambers, Patrick Quinlan, Lauren O'Donnell, Conor Brown
PANEL CHAIR	Abigail Goldberg (Chair), David Ryan, Brent Woodhams, Megan Munari
COUNCIL OFFICER	Robert Buckham, Cameron McKenzie, Kristine McKenzie
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED: 12 August 2022

TENTATIVE PANEL BRIEFING DATE: January 2023

TENTATIVE PANEL DETERMINATION DATE: February 2023

GENERAL ISSUES LIST

- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Clarification of requirements of each Stage, recognising that this application is for Stage 1, however, the existing development and Stage 2 are inter-related in part with Stage 1 (for example in relation to parking provision).
- Physical interface with residential homes, requiring a sympathetic design response
- Potential need for a Plan of Management considering issues experienced with patients in proximity to residential homes.
- Non-compliances especially in relation to height and provision of parking.
- Impact of large intersection that is being constructed at the corner of Arnold and Memorial Avenues, including traffic impacts on proposed Stage 2.
- Implications of the proposed terrace in relation to potential acoustic impacts for neighbours as well as impact of external traffic noise on the terrace itself.

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- A public meeting is required as more than 10 submissions have been received in response to the public exhibition.

REFERRALS OUTSTANDING

External: NSW Police