

BRIEFING DETAILS

| | |
|----------------------|-------------------------------------|
| BRIEFING DATE / TIME | Wednesday, 20 April 2022, 2pm – 3pm |
| LOCATION | MS Teams videoconference |

BRIEFING MATTER

PPSHCC-115 – Newcastle – DA 2021/01754 - 43 Date St, Adamstown - Health Services Facility

PANEL MEMBERS

| | |
|--------------------------|--|
| IN ATTENDANCE | Alison McCabe (Chair), Juliet Grant, and Peta Winney-Baartz, |
| APOLOGIES | Sandra Hutton and John Mackenzie |
| DECLARATIONS OF INTEREST | None |

OTHER ATTENDEES

| | |
|--------------------------|---|
| COUNCIL ASSESSMENT STAFF | Damian Jaeger, David Ryner, William Wang and Olivia McGrath |
| DEPARTMENT STAFF | Leanne Harris |

KEY ISSUES DISCUSSED

- An Appeal against the deemed refusal of the DA has been lodged with Council.
- The Panel requests Council complete its assessment and report the DA to the Panel for determination as soon as possible.
- Key concerns with the proposal include:
 - Interfaces with surrounding properties and impacts and proximity to residential development with the proposed design.
 - Car parking numbers and circulation
 - Lack of set down / pick up and emergency vehicle parking bays
 - Traffic impact analysis and use of data from 2018
 - Relationship between this proposal and the adjacent car park and future development potential
 - Urban Design Panel are not supportive of the proposal as submitted.
 - Visual impacts and some overshadowing
 - Stormwater / inundation and flooding from local catchment surface flows, particularly the proposed 'semi' basement arrangement
 - Location of the generator room being below the 1% FPL
 - Proposed lifts / critical plant being below the 1% FPL
 - Servicing and waste management with inconsistencies in documentation and design not appropriate

TENTATIVE DETERMINATION DATE: TBA