



BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 21 March 2023 – 2:45pm to 3:45pm
LOCATION	Yalawanyi Gunyah, MidCoast Council Administration Centre, 2 Biripi Way, Taree

BRIEFING MATTER

PPSHCC-163 – MidCoast Council – DA2022/1362 - 88-90 Cornwall Street, Taree - New Health Services Facility

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Tony McNamara, Roberta Ryan and David West
APOLOGIES	Alan Tickle
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ben Lim-Cooper, Kieran Woodall and Bruce Moore
DEPARTMENT STAFF	Leanne Harris

KEY ISSUES DISCUSSED

- Panel members inspected the site and questioned references to this being a medical precinct.
- Council's former DCP identified the location as a medical precinct. This is reflected in the Council's local housing strategy which will inform the future LEP.
- Demand for on-street parking is variable with Council observing over-flow parking in Cornwall St.
- A number of houses have been converted to health facilities and this together with the Hospital are contributing to on-street demand.
- Council is not proposing any parking management measures such as timed or resident schemes.
- Current proposal represents a significant parking shortfall.
- The applicant must provide comparative like for like survey data to support their proposed approach.
- The Panel need to clearly understand staffing numbers, operational requirements and drop off and pick up arrangements.
- The Panel want to understand the rationale and requirement for the large 2 storey component of the building, as it has potential streetscape and amenity impacts.
- The design, car parking constraints and potential impacts may contribute to a potential overdevelopment of the site as currently proposed.
- Council have issued an RFI which deals with insufficient car parking, water quality and on-site detention requiring redesign and compatibility with the streetscape. Response to this is due by April.

- The Panel expects the design to be sensitive to its boundaries, treat the rear lane as street frontage and not a service lane and respect the open space arrangements for the existing facility (dementia care)

The Panel expects the applicant to be responsive to the Council's RFI and will seek an update briefing once the amended information is received.