

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	25 September 2019, opened 1.45pm; closed 2.15pm
<b>LOCATION</b>	Port Stephens Council – 116 Adelaide Street, Raymond Terrace

## BRIEFING MATTER(S)

PPSHCC-4 – Port Stephens Council – DA16-2018-434-1 – 795 Medowie Road, Medowie – Commercial premises (multiple-tenancies), medical centre, retail premises (pharmacy), childcare centre (126 place), site works, civil works, signage, landscaping and four lot torrens title subdivision of proposed Lot 4 (on proposed Lots 2, 3 and 4 under DA 16-2018-879-1)

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Stuart McDonald (Chair), Mark Grayson and Chris Doohan
<b>APOLOGIES</b>	Jason Perica, Kara Krason, Ryan Palmer, Paul LeMottee and Giacomo Arnott
<b>DECLARATIONS OF INTEREST</b>	Michael Leavey – Has a client who is looking to establish a child care centre elsewhere in Medowie, and have an initial meeting with council staff.

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Ryan Palmer
<b>OTHER</b>	Rean Lourens

## KEY ISSUES DISCUSSED

- Strategic context of Medowie commercial centre
- History of subdivision of larger site
- Approval for service station adjoining the site
- Adequacy of proposed setback of the commercial building on Lot 2 with the interface to adjoining residential properties
- Proposed materials/architectural treatment of rear façade of commercial building on Lot 2
- Details of landscaping in proposed setback
- Provision of stormwater plan and engineering design
- Extent of cut and fill and associated retaining walls
- SEPP 55 assessment required
- SEPP 33 assessment in relation to approved service station adjoining required
- Childcare centre acoustic assessment and any recommended design or management measures
- Traffic management details, including adequacy of car parking to service individual uses as well as whole of development; management of vehicle and pedestrian conflicts.

**TENTATIVE PANEL MEETING DATE:** not determined due to request for additional information letter sent to applicant 11 September