

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 18 May 2022, 9.30am and 10.02am
<b>LOCATION</b>	MS Teams videoconference

#### BRIEFING MATTER

PPSNTH-145 – Clarence Valley – DA2022/1287 - 208 Bacon Street, Grafton - Redevelopment of Grafton pool (inground pool and grandstand)

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Paul Mitchell (Chair), Penny Holloway and Stephen Gow
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Patrick Ridgway
<b>DEPARTMENT STAFF</b>	Carolyn Hunt

#### KEY ISSUES DISCUSSED

- Overview of development provided, noting that development relates to Stage 1 only (indoor pool and grandstand)
- Community land - Plan of Management to be endorsed, with Council being the Crown Land Manager
- Additional works on the site being undertaken under SEPP (Transport and Infrastructure) 2021
- RFI issued in regard to heritage – detailed addendum report required in relation to compatibility with existing buildings and setbacks of grandstand to side boundary on Turf Street
- Grandstand to incorporate multiple materials (sheet metal and rendered brick work), attention wanted in project design and assessment to improving the appearance of this long and tall structure
- Potential for crime to be investigated and need for CEPTD measures to be determined; crime risks to be included in assessment report
- Site is partly identified as flood prone land (1% AEP event) – works are located outside of flood inundation area
- Existing street parking to be utilised
- One submission received relating to development whole site and availability of a public swimming area during construction
- No height variation proposed - grandstand is approx. 8m (below the maximum 9m)

#### Referrals:

#### Planning Panels Secretariat

- Internal referrals – building and development engineer is outstanding
- No external referrals required

**Assessment reporting:**

- Assessment report is to be peer reviewed and to include commentary on:
  - Street elevation to be considered, particularly the grandstand and screening by deciduous trees
  - End of trip facilities (ie. cycling) – to be encouraged, noting the existing bike racks
  - Crime prevention to be considered, including surveillance for users
  - Evacuation plan to be outlined, ensuring the site is vacated prior to flood event.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR – June/July**