

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 14 March 2023, 8:45am and 9:20am
<b>LOCATION</b>	MS Teams videoconference

#### BRIEFING MATTER

PPSNTH-189 – Port Macquarie-Hastings – DA2022-901.1 - 86-94 Lake Rd, Port Macquarie - Alterations and additions to hospital

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Dianne Leeson (Chair), Stephen Gow, Michael Wright, David Crofts and Tony McNamara
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Vanessa Penfold, Patrick Galbraith-Robertson and Dan Croft
<b>DEPARTMENT STAFF</b>	Carolyn Hunt, Louisa Agyare and Lisa Foley

#### KEY ISSUES DISCUSSED

- Proposal identified as staged alterations and additions to a private hospital
- Site history provided, noting occupation of hospital since late 1970s
- Parking – site context, noting high parking demand, peak hours, adjoining developments and impacts on residential areas
  - Analysis/survey of existing on site and on street parking is required
  - Calculation of parking requirements and the basis of assessment is to be identified (noting the DCP doesn't have a rate for private hospitals)
  - Management arrangements for the shared 15 spaces to be described and accounted for in total parking assessment
  - Cumulative impacts to be considered
- Traffic Study to be prepared
- Noise – acoustic barriers proposed along the northern edge of the battle-axe handle required in the acoustic report (but not in the development site) – inconsistencies in the documentation
- Construction Operational Plan required addressing amenity of staff and patients during construction if hospital to remain open
- Community concerns include parking and intersection works, construction noise, privacy
- Consistency with plans – architectural plans not identifying location of proposed acoustic noise barriers and potential visual impacts and landscaping
- Request for Information has been sent

#### Planning Panels Secretariat

- Outstanding comments from Essential Energy following an information request
- Strategic master planning for the area yet to be undertaken

**TENTATIVE DETERMINATION DATE SCHEDULED FOR: TBC**

## **Planning Panels Secretariat**

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