

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 2 August 2023, 8.30am and 9.06am
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTER(S)**

PPSNTH-212 – Port Macquarie-Hastings – DA 2023.244.1 – 66 William Street PORT MACQUARIE – Health Services Facility and Shop Top Dwelling

**PANEL MEMBERS**

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

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Clinton Tink and Dan Croft
<b>DEPARTMENT STAFF</b>	Carolyn Hunt, Louisa Agyare, and Lisa Ellis
<b>OTHER</b>	None

**KEY ISSUES DISCUSSED**

- Location and site overview provided, including surrounding development and proposed future character
- Site characteristics outlined including slope of land
- Overview of the development provided, including amended plans (internal access to cafe)
- Clause 4.6 variation proposed –
  - height of buildings - slope of land and change in height limits across the site
  - floor space ratio – change in FSRs across the site and proposal to include transition through site, with car parking not included in FSR calculation
- Permissibility of ancillary uses
- Privacy and proposed window treatment
- Bulk of side wall and design treatment to reduce impact
- Parking and traffic – calculation based on number of consultants
- Request for information – to clarify consultant and staffing numbers and accessibility
- Street activation on the Church Street frontage and provision of landscaping
- Setbacks for proposed development type and consistency with future high density character
- Solar access and overshadowing

- 4 Submissions received – issues consisting of parking, construction impacts, variations, overshadowing, stormwater and request for pedestrian access linking through the site

Panel comments:

- Occupancy model to be clarified and potential impact on adequacy of car parking
- Consideration of proposed variations in relation to potential setting of precedence and linkage to use as a medical centre
- Landscaping treatment

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** October 2023