

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 1 August 2023, 9.26am and 9.45am
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTER(S)**

PPSNTH-217 – Clarence Valley – DA2023/0300 – 48 River Street MACLEAN 2463 – Redevelopment of Maclean community centre

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Dianne Leeson (Chair) and Stephen Gow
<b>APOLOGIES</b>	Michael Wright
<b>DECLARATIONS OF INTEREST</b>	Greg Clancy, Ian Tiley, and Peter Johnstone

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Maya Dougherty, James Hamilton, Murray Lane, Jessica Summerhayes and Adam Cameron
<b>DEPARTMENT STAFF</b>	Carolyn Hunt, Louisa Agyare and Lisa Ellis
<b>OTHER</b>	None

**KEY ISSUES DISCUSSED**

- Peer review of assessment to be undertaken
- Height of building variation proposed – based on fall of the land and design elements
- Surrounding development outline provided
- Site characteristics noted, which limits potential for overshadowing and view impacts
- Development noted as a Council priority project

**Panel Comments**

- Acknowledgement of community benefit
- Hours of operation to be confirmed
- Operation of the facility and potential impacts on the area amenity
- Assessment report to consider the following:
  - Operational Management Plan to address use of outside areas, late night usage and amplified noise management
  - Site accessibility, including internal access and operation
  - Vehicle movements and car parking adequacy

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

**Planning Panels Secretariat**

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