

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 21 May 2024, 12.00pm and 12.48pm
<b>LOCATION</b>	MS Teams Videoconference

#### BRIEFING MATTER(S)

PPSNTH-293 – Port Macquarie-Hastings – DA 2024.141.1 – Gordon Street, Port Macquarie – Recreation Facility (Outdoor) and Recreation Facility (Indoor) - Port Macquarie Aquatic Facility

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Dianne Leeson (Chair), Stephen Gow, Chris Gee, and Michael Mason
<b>APOLOGIES</b>	Michael Wright
<b>DECLARATIONS OF INTEREST</b>	Nil

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Chris Gardiner and Dan Croft
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Lisa Ellis
<b>OTHER</b>	Nil

#### KEY ISSUES DISCUSSED

- Overview of site context, noting existing development on the site, surrounding sites and street frontages
- Development proposal outlined as a recreational facility (indoor and outdoor – aquatic facility), being staged development with majority of works and parking to occur in Stage 1
- Assessment of application to be undertake by an independent consultant as it is a Council development
- Height variation proposed for slide tower
- Stage 1 contamination report provided, noting history of site filling (fill source is unknown)
- Flood prone land with limited warning times – flood risk assessment being reviewed, noting that parking area to be located at higher level to enable safe evacuation
- Traffic
  - new shared access off Gordon Street
  - access to existing and proposed car parks off Munster Street to be consolidated to provide a connection between the 2 car parks
- Street address and entry location to be assessed
- Retention of street trees noted
- Naturally occurring asbestos mapping application to site

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### **Panel Questions**

- Bicycle parking (number and location near entry) to be confirmed
- Consideration of EV charging points for some of the accessible parking spaces and bicycle spaces (in addition to other spaces)
- Stage 2 detailed site investigation is required prior to determination, noting the potential economic viability if remediation is required
- Flooding – evacuation and emergency response to be outlined
- Consideration of the impact of the loss of playing fields for the community to be outlined in report
- Grandstand and roof structures –
  - design review/visual assessment required noting provision of limited detailed design
  - solar access - noting potential for screening of back of grandstand to provide solar protection for grandstand users
  - acoustic impacts to be outlined noting capacity of up to 500 people, with amelioration measures to be considered
- CPTED analysis to be provided noting demographic of potential users, operation hours and location of entry
- Major event management – concurrent events at adjoining sporting facilities
- Proposed hours of operation - night lighting/glare to be considered
- Social and economic analysis to be considered
- Functionality/design suggestions
  - Location of the café and operation of the foyer entry to be investigated
  - Wayfinding and accessibility, lines of sight/location of entry
- Accessibility and parking for coaches

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** August

### **Planning Panels Secretariat**

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