

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 19 November 2024, 11.02am and 11.44am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-328 – Clarence Valley – DA2024/0303 – 169 & 184 Arthur Street, Grafton - Refurbishment of part of the old Grafton Gaol Site into office and administration facilities to be used for the Grafton Hospital Administration section

PANEL MEMBERS

IN ATTENDANCE	Stephen Gow (Acting Chair), Michael Wright and Penny Holloway
APOLOGIES	Greg Clancy
DECLARATIONS OF INTEREST	Dianne Leeson

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Carmen Landers, Murray Lane, James Hamilton and Ben Bancroft
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Outline of development noted as the refurbishment of part of the old Grafton Gaol site into office and administration facilities for existing NSW Health staff to facilitate the redevelopment of the Grafton Base Hospital Redevelopment campus to the north of Arthur Street (which is subject to a separate state significant development application)
- Intended acquisition of subject site (Lot 2 DP 1276261) by NSW Health, noted no master plan for former Gaol site
- No additional staffing proposed, noting likely loss of 10 on-street carparking spaces to allow for proposed pedestrian crossing
 - proposed timed parking implementation to support loss of street parking
- Safe pedestrian access to be constructed, noting that the pedestrian crossing will require the Local Traffic Committee approval and is subject to a Public Works Certificate
- Traffic impact assessment includes carparking located on adjoining land that forms part of approved private hospital – calculations to be updated for future development proposals
- Crown DA and need for Crown applicant agreement to proposed consent conditions (currently being sought)
- Crown Certification process for proposed works

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- Timing and process for associated approvals under the Roads Act for proposed works and facilities in Arthur Street
- No submissions received

Referrals

- Heritage – local heritage advisor has requested preservation/relocation of existing internal murals within the subject building, painted by a former prisoner (identified in draft conditions provided to applicant) – to be resolved with applicant after consideration of existing s.60 State Heritage approval
- Engineering – concerns raised in regard to loss of on-street carparking spaces, safe pedestrian access and carparking number calculations – recommended conditions provided
- Building and Environmental Health – no objections

Panel Questions

- Site description clarified as only 169 Arthur Street, Grafton (Lot 2 DP 1276261), noting proposed ICT connection, substation and pedestrian crossing to be located within the road reserve
- Site context and status following the recent (2021) subdivision of the former Correctional Centre site to be outlined in assessment report
- Parking issues, noting no staff increase envisaged for this project - consider the comparative capacity of proposed relocated administrative facilities vs existing (including a gross floor area comparison, building code requirements for room occupancy and draft condition to reflect staffing numbers identified in application documentation)

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 9 December 2024

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