

Northern Regional Planning Panel

c/- Legal Division, Department of Planning and Environment

Level 15 North, 4 Parramatta Square

12 Darcy Street, PARRAMATTA NSW 2150

To Panel Secretariat,

Re: Additional Information - Laurus Projects Pty Ltd v Northern Regional Planning Panel – Land & Environment Court Proceedings No 21/00349871 - DA 2021 - 219 - Proposed Residential Flat Building – Pacific Drive, Port Macquarie

We refer to the above proceedings and confirm we are seeking to amend the above development application (**Development Application**) pursuant to Clause 55(1) of the *Environmental Planning and Assessment Regulation 2000*.

The submission includes an updated Statement of Environmental Effects (Rev H dated 27 June 2022) and updated Plans and Reports, as outlined below (**Amended DA Documents**). The Amended DA Documents amend the Development Application as follows:

- a. The number of units has been amended from 68 to 44;
- b. The number of storeys and height of the building has been reduced from 21.2m to 19.2m and the portion of the building exceeding the height limit contained to the lift overruns only (see updated Clause 4.6 Variation included in the Amended DA Documents);
- c. Setbacks have been amended to generally be 9m (except for the balcony encroachments to Unit LG- 01 and LG- 02 on the lower ground level to 6m) and increasing to 12m along the western boundary, 6m (except for a balcony encroachment to Unit LG-03 on the lower ground level to 3m) and increasing to 9m along the southern boundary, and 6m and increasing to 9m along the northern boundary, such that the height and footprint of the building has been reduced and increased deep soil zones achieved in the setbacks;
- d. The floor space ratio has been reduced from 1.5:1 to 1.44:1;
- e. Larger areas of landscaping and deep soil planting are proposed. A variety of plants at different heights will be planted at the lower ground and ground levels to provide dense screen planting and minimise any privacy impacts to neighbours;
- f. The number of units facing the adjoining properties to the west has been reduced from 38 to 23 to minimise privacy impacts. Solid balustrades, louvres and planter boxes have been added to the balconies of units on the western boundary to limit views down from the balconies to neighbouring lots;
- g. Common open space has been sited in the centre of the site between the buildings and as roof top terraces;
- h. Pedestrian access to the building has been centralised;
- i. Stormwater management system has been amended to drain to Pacific Drive and includes on-site detention tank under the driveway and a pump station in the south west corner of the site;
- j. Lot 102 DP 1244390 has been removed from the development application due to changes in the proposed stormwater management system;
- k. Access to the development is proposed to be provided over Lot 101 DP 1244390 from Pacific Drive;
- l. A Draft Easement Plan has been prepared to detail the proposed amendments to the terms of the existing easements across Lot 101 DP 1244390 with respect to drainage, services and rights of access to reflect the

removal of the built form of the development off the eastern portion of the land and proposed works on Council's land. The proposed works are contained within the extent of the existing easement lines.

The documents that remain unchanged from the DA lodgement are provided for completeness and are noted as being unaltered (**Original DA Documents**).

The Amended DA Documents and Original DA Documents together comprise the amended Development Application.

We look forward to the revised proposal and documentation being exhibited.

Yours faithfully



Graham Burns

Director – Land Dynamics Australia

Attachments:

1. Statement of Environmental Effects (Rev H dated 27/6/22) and Appendices

List of Appendices:

| | DA Document / Plan (as referenced as Appendix in SEE) | Updated |
|----|---|-----------|
| 1 | Architectural Plan Set by Dickson Rothschild dated 20 June 2022, Rev E | Yes |
| 2 | Design Verification & ADG Compliance Table by Dickson Rothschild dated 22 June 2022, Rev C | Yes |
| 3 | Landscape Concept Plans by Land Dynamics Australia dated 21 June 2022, Rev F | Yes |
| 4 | Stormwater Management Plan & Appendices by Land Dynamics Australia dated 14 June 2022, Document No. 5115 SWMP Rev H and Modelling | Yes |
| 5 | Geotechnical Investigation by EI Australia dated 31 May 2022, E24947.G03_Rev 1 | Yes |
| 6 | Traffic & Parking Assessment by Building Innovations Australia dated 14/6/2022, Report Issue v5.0, PRO-05848-B4F9 | Yes |
| 7 | Acoustic Report by Acoustic Logic dated 11/5/2022, Rev 3, 20210011.1/1105A/R3/WY | Yes |
| 8 | BASIX Certificate, Assessor Certificate & Stamped Plans dated 13 May 2022 | Yes |
| 9 | Structural Report by PTC Consulting Engineers dated 6/6/22, Rev 7, S20244401-RPT-1 | Yes |
| 10 | BCA & Access Assessment by Building Innovations Australia dated 13/5/2022, Rev 2.2, PRO-05842-N3H5 | Yes |
| 11 | Waste Management Plan by Elephant Foot dated 4/05/2022, Report No. SO855, Revision E | Yes |
| 12 | Development Control Plan Compliance Table by Land Dynamics Australia, Rev D dated 12 May 2022 | Yes |
| 13 | Plan of Consolidation by Land Dynamics Australia undated, ref 5115StG2 | Yes |
| 14 | Fire Engineering Letter by BCA Innovations dated 13 May 2022, PRO-07523-T9J7 | Yes |
| 15 | Clause 4.6 Variation dated 27 June 2022, Rev E | Yes |
| 16 | Strata Subdivision Plan Set, undated, Rev E | Yes |
| 17 | Draft Updated Easement Plan (Black & White and Coloured Version), 12 May 22 ref 5115EMT | Yes |
| 18 | Conceptual Plans demonstrating development potential of adjoining land, Rev F, dated 23/5/22 | Yes |
| 19 | Survey Plan by Land Dynamics Australia, Rev E | no change |
| 20 | Koala Assessment by Biodiversity Australia | no change |
| 21 | Arborist Report by Arborist Letter by Land Dynamics Australia | no change |
| 22 | Arboriculture Impact Assessment Report & Addendum by The Tree MD | no change |
| 23 | Preliminary Site Investigation (Contamination) Assessment by EI Australia | no change |
| 24 | Bushfire Report by David Pensini - Building Certification and Environmental Services | no change |
| 25 | Electrical Design by Midstate Power | no change |