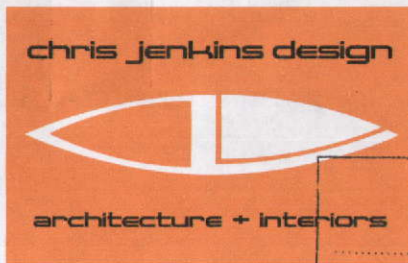


Copy for DA

D-PGR



26 03. 10 051

The General Manager,
Port Macquarie Hastings Council
P.O. Box 84,
PORT MACQUARIE, N.S.W. 2444

Port Macquarie HASTINGS COUNCIL	
Parcel	19449
26 MAR 2010	
Library	DA 2009-047A
Room	
Cabinet	
Binder	

ATTENTION : MR. PATRICK GALBRAITH ROBERTSON

17th. March, 2010

Dear Sir,

**SUBJECT : DEMOLITION OF EXISTING DWELLING, CONSTRUCTION OF PART 3 TO 4 STOREYS
RESIDENTIAL FLAT BUILDING COMPRISING 10 RESIDENTIAL UNITS & BASEMENT
CARPARKING & STRATA SUBDIVISION AT LOT 5 DP 18374, 27 PACIFIC DRIVE, PORT
MACQUARIE, N.S.W.
DA No. 2009 / 474**

Further to your letter dated 17th. December, 2009 as requested, we attach for your information :

1. A photomontage of the proposal viewed from the south east.
2. A Schedule of External Colours and Finishes.
3. Three copies of a Detailed Landscape Plan.
4. Three copies of preliminary Stormwater Management Plan
5. A draft strata subdivision plan.
6. Three copies of Amended Plans DA01A, DA02B, DA05B and DA06B which illustrate the proposed additional storage which would be accommodated in a mezzanine floor in the Basement, above the carparking at the eastern end.
7. A cheque for \$600.00 made out in Council's favour as required for SEPP 65 overview.

We trust that this additional information will allow you to proceed processing the Development Application, and we look forward to Council's earliest determination of this matter.

Please contact me if you have any queries.

Regards,

Chris Jenkins
N.S.W. Architects Registration No. 5287

T92

Amount \$	600 -
R.N.	2166418
Date	23/3/10
Initial	as

SCANNED
PROCESSED

17 December 2009

Parcel Number: 19449

Chris Jenkins Design Architects Pty Ltd
PO Box 1810
PORT MACQUARIE 2444

Attention: Chris Jenkins

Dear Chris

FILE COPY

**Re: DA 2009/474 – Demolition of Existing Dwelling, Construction of Part 3 to 4 Storeys Residential Flat Building Comprising 10 Residential Units & Basement Car Parking, & Strata Subdivision
LOT: 5 DP: 18374, 27 Pacific Drive PORT MACQUARIE**

Please be advised that I have carried out an initial assessment of your application. The initial assessment has identified a number of matters which will require attention to enable further assessment and determination of the application:

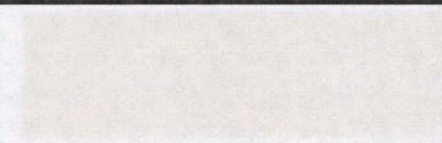


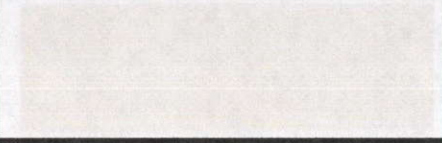





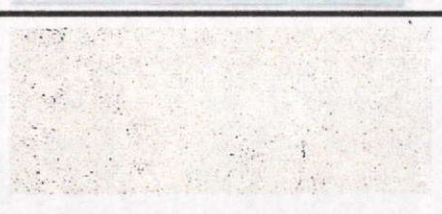

1. A photomontage of the proposal developed from an appropriate vantage point illustrating the proposal in its existing context should be provided.
2. A schedule of proposed external colours, materials and finishes should be provided.
3. A detailed landscape plan should be provided which includes required details listed in the SEPP 65 Residential Flat Code.
4. A plan should be provided to demonstrate how stormwater will be managed for the development.
5. A draft strata subdivision plan should be provided to identify proposed lots and common property.
6. Consideration should be given as to whether storage facilities for future occupant's larger items can be provided within the basement area of the proposal.
7. Payment of an additional \$600.00 fee to Council will be required due to SEPP 65 requirements.

Please note that the required public exhibition of the application and referral of the application to Council's nominated SEPP65 Design Review Panel will be unable to occur until the photomontage, landscape plan and schedule of finishes are submitted. The proposal is also a Regional Development project for the purposes of the new SEPP (Major development) and will need to be referred to the referred to a Joint Regional Planning Panel (JRPP) at the completion of my assessment for a decision to be made on the application. The DA has been registered with the JRPP secretariat.

Should you wish to discuss the above please do not hesitate to contact me on telephone 6581 8111 or by email to PatrickG@pmhc.nsw.gov.au

Yours sincerely

Patrick Galbraith-Robertson
Development Assessment Planner

JOB NAME		RESIDENTIAL APARTMENT BUILDING AT 27 PACIFIC DRIVE ST. PORT MACQUARIE, N.S.W.		
		SCHEDULE OF EXTERNAL FINISHES & COLOURS		
ITEM	CODE	MATERIAL	COLOUR NAME	COLOUR sample
STEEL ROOF SHEETING	1	Colorbond Coated Steel	Colorbond Surfmist	
DOWNPIPES & GUTTERS	2	Colorbond Coated Steel	Colorbond Surfmist	
SOFFIT OF DECKS & BALCONIES	3	Off Form Concrete with light stipple texture coat paint finish	Dulux Designer White	
EXTERNAL WALL CLADDING	4	Cement Rendered Masonry with light stipple texture coat paint finish	Dulux Designer White	
WINDOW FRAMES	5	Powdercoated Aluminium	Eternity™ Silver Pearl 88397 Satin	
WINDOW GLASS	6		Light Grey Tint	
ALUMINIUM LOUVRES TO BASEMENT CARPARK	7	Powdercoated Aluminium	Eternity™ Silver Pearl 88397 Satin	
GLASS BALUSTRADES	8		Clear glass	
BALUSTRADE FRAMING	9	Powdercoated Aluminium	Eternity™ Silver Pearl 88397 Satin	
BASEMENT CAR PARK, RAMP & PLANTER BOX WALLS	11	Boral Smooth Face Concrete Blockwork	Alabaster	
ENTRY & RAMP PAVING	12	600X 300mm Granite Paving	Light Grey	

PROPOSED RESIDENTIAL UNITS
AT 27 PACIFIC DRIVE, PORT MACQUARIE
CHRIS JENKINS DESIGN - ARCHITECTS PTY. LTD.



Landscape Design Report for Proposed Residential Apartment Development, 27 Pacific Drive, Port Macquarie, NSW 2444

By, Rupert G.H. Milne Home, Landscape Consulting, AAILA

'Milnegunya, 174 Mungay Creek Road. Willawarrin, NSW 2440

Ph. Fax: 0265671384

E-mail: rupla@harboursat.com.au

Web: www.rupla.com.au

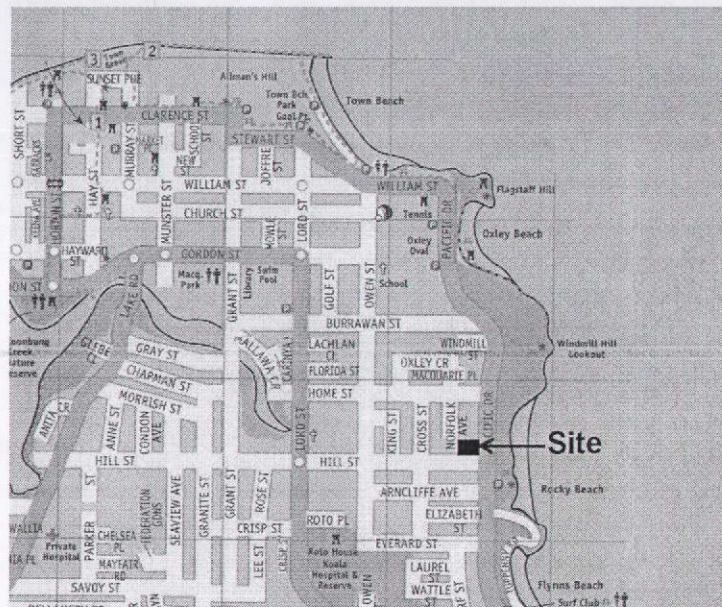
20th February 2010.

1) Location & Setting.

The Site is contained on a single existing lot on the northern corner of Hill Street and Pacific Drive, Port Macquarie. The most prominent attribute of the site is that it is one of the most elevated locations, immediately behind Rocky Beach and the ocean; and with relatively low vegetation on the foreshore escarpment opposite. This results in one of the most spectacular & prized 'ocean view' positions in Port Macquarie.

The Site is some two kilometres from the Town Centre with Pacific Drive and/or the ocean walkway providing access to all the beaches between Town and Miners with popular Flynn's Beach being closest & most accessible.

Other facilities close by include: East Port High School, Flynn's beach shops and restaurants, the expanding business area of Lord Street, Council offices, East Port bowling, cricket and tennis facilities, the swimming-pool, Library, various Parks and Reserves, cafés, restaurants and Maritime museum.



The Site is bounded by an existing older-style residence to the north, which is well set back from the road; Pacific Drive and foreshore escarpment to the east; Hill Street to the south and an approved, but not yet constructed, residential flat building to the west. The Site is approximately 40 x 20 metres and falls some 5 metres from the north east corner to the south west.

An existing two storey brick residence with some landscaping generally currently occupies the site. Some mature and 'crowned' Cypress are located well within the proposed building footprint and a Bangalow palm is located near the north east corner of the existing residence. Adjacent the north boundary on the next door property a mature Coast Banksia (*Banksia integrifolia*) and Mango are approximately 3.5 and 0.5 metres, respectively from the north boundary. It is considered unlikely they will be impacted upon by the development as the existing walls are similar distance from them as the proposed, however AS 4970/2009 guidelines will be considered at detail design & Construction. A mature Norfolk Island Pine is located on the footpath of Pacific Drive on the northern boundary of the lot to the north of the Site. From a streetscape perspective, this tree and others in the locale, tend to balance the scale of built form of residential flats/apartments which are slowly replacing the older style houses in the area.

2) General Site Planning.

Site planning, proposes a single split-level three and four storey building above a basement car park, with vehicle access from Hill Street and wide deep-soil zone areas to the west and north west. The overall scale and style of the development is 'in-keeping' with the recent flat/apartment developments in the area.

The built form uses the western aspect slope to gain easy vehicle access to the basement garage from Hill St. while the ground floor of the eastern facing units, 1 and 2, enter at ground level from the Pacific Drive footpath. The western facing units are separated from the others by a foyer, access stairs and lift, are set down 1.5 metres from the respective eastern floor levels and have one less level. This assists the built form to reflect the natural level change of the landform, follow required height limits of the DCP and maximise the number of units with expansive ocean views and sea breeze access.

Being a corner block, significant ocean views are also afforded from the Hill street frontage in a south easterly direction over Flynns Beach. As shown in the Architectural plans, all east facing units all have living & dining kitchen areas with expansive glass windows & doors facing toward the east and ocean and even the western units, afford views to the south east and ocean though only from close to the southern side of the units.

The western side and some 13 metres of the western end of the north boundary are allocated as a deep soil zone for tall tree planting. Reduce the western heat gain should the adjacent approved residential flat building not proceed or contribute to separation and privacy should the building proceed.

3) Landscape Analysis & Design Principles.

Some landscape Analysis notes are provided on Sheet 1 of 2 of the Landscape Principles Plan which accompanies this report & Development Application. Issues identified for address on the Plan and within this report include:

Pedestrian and vehicle movement.

Vehicle movement is along both street frontages and the entry/exit to the basement level garage, via a generous 1 in 8 ramp, at the south west corner of the building.

A moderately strong pedestrian desire-line links along the Pacific Drive frontage between Flynns Beach and the CBD direction, though this is diminished due to Council's foreshore walking path on the opposite side of Pacific Drive. Minor movements are anticipated along Hill Street frontage. These movements are proposed to be catered for by a 1.5 M minimum width concrete path, with brush finish to match Council's footpath on the opposite side of Pacific Drive.

Internal site movements include;

- A disabled grade and standard ramp to the main foyer/entry to the ground floor level units from the Hill St frontage;
- Stairs from the north east corner basement garage to the northern end of Pacific Drive frontage;
- Individual and minor entries to all three ground level units from street frontages; and
- a low use gravel pathway linking the rear/northern (emergency) access to the building stairwells with the garage entry area, also providing maintenance access to the deep soil zone area.

Open Space and Recreation:

Public open space is well catered for in the general precinct (refer 'Location & setting' above).

The Site is directly linked to Town Beach, foreshore open space and walkways, and more distant Roto House & Wrights Creek offering an array of more passive and semi-active recreation opportunities. The moderately close Bowling Club, tennis courts and Oxley Oval offer more active, organised and social recreation opportunities as well as the Library, swimming pool etc.

Private open space is provided within the development in the form of terraces balconies with outlook toward the ocean for seven of the ten units; and dual north-south terrace balconies for the three western units. All terrace balconies have sufficient space to comfortably accommodate table and chairs and general sitting; refer architect's plan 0401_DA 02 for deck areas of each unit.

The deep-soil zone to the west and north-west of the building is separated from unit 3's northern balcony by a 1.0 M minimum and 1.8 M max change of level as well as being at a relatively steep grade. It would be possible to accommodate communal table & chairs on a small levelled area however it is believed the physical separation would make this rarely used and impractical.

Visual influences & Climate Control:

As previously noted, the ocean views are spectacular from this elevated position immediately above the foreshore escarpment where the vegetation across Pacific Drive is relatively sparse and low. The ocean views have predominantly determined the planning and design of the building and landscaping; along with other functional aspects.

Views of the building are predominantly from the south & both street frontages.

Climatic influences on the site include direct access to cooling summer north east sea breezes, and to a lesser extent cold winter south-west winds. Solar access is partially restricted by tree planting at the north east corner of the existing residence, but this will be removed and replaced with appropriately located plantings. Other than that there is good solar access, until and if a multi storey building is placed on the adjacent lot to the north.

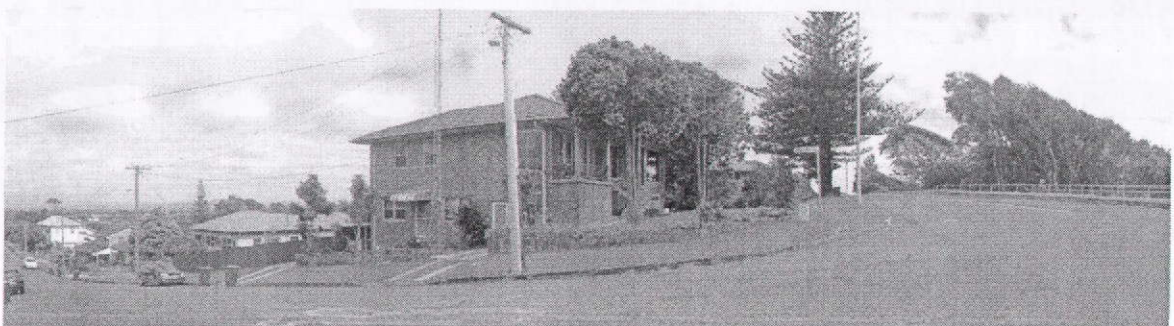
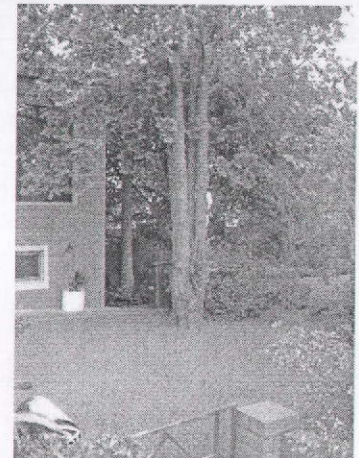


Above: Google earth image showing escarpment and low vegetation for views.



Left: Views from ground level at site across Pacific Dr to Ocean.

Right & Below: Existing Pacific Drive frontage and plantings.



Landscape Treatments & Planting:

All existing trees on the Site are proposed to be removed. Protection of trees on the adjacent property a mature Coast Banksia (*Banksia integrifolia*) and Mango are approximately 3.5 and 0.5 metres, respectively from the north boundary. It is considered unlikely they will be impacted upon by the development as the existing walls are similar distance from them as the proposed, however AS 4970/2009 guidelines will be considered at detail design & Construction.

The Site is extremely subject to high salt winds which will be a major determinant to plant selection. Other influences on plant selection will be the impact of the development on the specific area to be planted. For example; shade, wind tunnelling, and root disturbance in spaces constrained by buildings, basements and structures will determine plant selection at the detail design stage.

There are essentially four landscape areas with their own landscape Principles and planting requirements.

Landscape Design Principles outlined above divide the landscape into three distinct components:

1. Pacific Drive and Hill Street frontages; where planting (and hard-works) continues themes generally established by existing Unit buildings and streetscapes. For example brush finish concrete paths, mass planted frontages with low shrubs and taller plantings for separation & privacy to bed rooms using low root disturbance Bangalow and Kentia palm species for height in confined spaces.
2. Deep soil zone to the west and northwest has sufficient space for significant sized tree planting, in accord with the DCP and RF Code to balance the mass of built form. Informal plantings of littoral rainforest character, shade tolerance, promotion of 'ecology', backdrop and screen functions; the latter especially on the western boundary. Some deep soil is provided in very constrained space adjacent the eastern 2/3rds of the north boundary and tall plantings with low root disturbance such as palm species are selected for these areas.
3. Two podium-level 'Contained Planters' are located one above the main entry ramp and the other west of the lift well. The former has surface level of about 41.4 RL, the latter 40.75 and both a depth of about 0.6 M.

Planting will be selected for aspect, climate view & spatial constraints from the following Pallet of Species noted for this component at Detail (CC) Design stage.

The following Pallet of species identifies plant material suitable for use in each of the three component areas, provides their 'mature height' under 'normal circumstances' (which will vary with site/location specific conditions) and provides a summary comment about the plant. The Pallet does not define what plants will be used, it merely indicates the pallet from which the species are likely to be selected, and indicates the Planting Principles adopted within the design, to be refined at detail design stage.



Registered Landscape Architect

Pallet of Species: Page 5...

Pallet of Species:

Note; Species to be selected from this list.

		Area	1	2	3	
		Approx Mature Height M	Street frontages, semi formal native & exotic palm & low shrub	Deep soil area; informal mostly native tall trees, med & low shrubs	Podium, over roof in planter tubs hardy, low maint. mass planting.	
Trees	Common Name					Comments
Species						
Acmena smithii	Lilly Pilly	10		☑		Large space, corner, >4m Wat.
Archontophoenix cunninghamiana	Bangalow Palm	9	☑	☑		Small spaces – tropical foliage.
Chrysalidocarpus lutescens	Golden Cane Palm	5	☑	☑	☑	Small – screen tropical foliage
Cupaniopsis anacardioides	Tuckeroo	8	☑	☑		Med. Lush green, clear trunk.
Davidsonia puriens	Davidson's Plum	8		☑		Small, decid. colour & aroma.
Elaeocarpus reticularis	Blue Quandong	8		☑		Full-length canopy screen tree.
Flindersia australis	Cugerie	15		☑		Subtropic lush, <med salt locn.
Hymenosporum flavum	Native Frangipanni	10	☑	☑		Subtropic lush, <med salt locn.
Howea forsteriana	Kentia Palm	6	☑	☑	☑	Full-length canopy screen tree.
Livistona australis	Cabbage Palm	12				Med. spaces – tropical foliage
Lophostemon confertus	Brush Box	20		☑		Mod. to large spaces >4m Wat.
Mango mannifera	Maango	5	☑		☑	Small, decid. flower
Plumaria alba & rubra	Frangipanni	6	☑		☑	Small, decid. colour & aroma.
Syzygium australe	Lillypilly	4	☑	☑		Small tree screen/hedges.
Tall Shrubs						
Banksia robur	Swamp Banksia	2	☑	☑		Shaded & creek/wet areas.
Callistemon wildfire	Red Bottlebrush	2	☑	☑		Native hedge sp. red flower.
Cordylina australis & stricta	Narrow Leaf Palm Lily	2	☑	☑	☑	Sculptural form, narrow spaces.
Cordylina petiolaris & hybrids	Broad Leaf Palm Lily	2	☑	☑	☑	Sculptural form, narrow spaces.
Metrosideros Fuji Fire	Hybrid NZ Xmas Bush	2	☑		☑	Hardy, colourful, salt tol. hedge
Murraya paniculata	Orange Jessamine	3	☑	☑	☑	Dense, rapid lush green screen.
Plumbago ariculata	Plumbago	1.5	☑			Lush green, blue flower, shelter.
Rounded Low Shrubs						
Alternanthera denta	Copper Alternanthera	0.6	☑	☑	☑	Hardy, red foliage feature.
Gardenia augusta florida	Gardenia	1.2	☑	☑	☑	Hardy lush-green white flower.
Westringia fruticosa	Coast Rosemary	1.5	☑			Hardy, dense gray foliage.
Strap-leaf Low Shrubs						
Agapanthus orientalis blue	African Lilly	0.4	☑	☑	☑	Hardy lush green, flowering.
Clivia miniata	Kaffir Lilly	0.4	☑	☑	☑	Hardy lush grn. Dense shade.
Crinum pedunculatum	River Lilly	1	☑	☑	☑	Hardy, lush green, white lily.
Cycas revoluta 'Sago'	Sago Cycad	1	☑	☑	☑	Sculptural form, shade+shelter.
Dieties bicolor	Wild Iris Green Brown	0.8	☑	☑	☑	Hardy lush-green tufting.
Liriope gigantum	Turf Lilly	0.5	☑	☑	☑	Hardy lush-green tufting.
Phillodendron 'Xanadu'	Dwarf Phillodendron	0.8	☑		☑	Sculptural form, shade+shelter.
Groundcovers						
Gardenia jasminoides radicans	Groundcover Gardenia	0.1	☑	☑	☑	Lush green, white flower.
Hibbertia scandens	Guinea Flower	0.4	☑	☑	☑	Semi-climber, lush in shade.
Myoporum parvifolium	Creeping Boobialla	0.2	☑	☑	☑	Hardy, spreads, soft fine foliage.
Ophipogon japonicus	Mondo Grass	0.2	☑	☑	☑	Small dense tufting, soft grass.

LEGEND:

Landscape Hard-Works:

Paving: footpaths, walkways and patio areas, adjunct to Facilities indicated thus. Paths generally 1.5M wide. Patio/Terrace paving variable dimensions.

Brushed Finish: standard concrete indicated thus to be detailed at CC Stage.

Gravel Paving: Aggregate screenings or equal to be detailed at CC Stage.

Finished Landscape surface level Contours indicated thus (Approx Only).

Landscape Soft-Works:

TREES: indicated thus. All trees selected for appropriate root disturbance and other criteria at CC Detail Design stage.

Informal Trees: Generally 12 to 25 M mature height (as space permits), native endemic & evergreen, of clear trunk to a lighter shade canopy, informal form & character, with interesting trunk and/or foliage and likely to encourage wild-life as appropriate.

Small Informal Trees: Generally 6 to 12 M mature height, mixture of native & exotic, clear trunked for shade & columnar for screening, selected for interesting colour, foliage, trunk and/or flower as appropriate at CC Stage.

Palms: confined to small space areas of deep-soil and podium planters to provide soft verticality where tropical character and low root disturbance desired.

SHRUBS: indicated thus: all planted in edged irrigated mulched planting beds.

Medium to tall (1.0 to 2.4M) mass shrub planing areas, generally for perimeter screen & privacy, windbreak and tall wall softening functions.

Low Shrub & Groundcover plantings: of rounded and strap leaved habit, generally for low maintenance wide barriers to fences, colour and interest in private courtyard areas, mowing maintenance reduction and general setting enhancement.

Edging: indicated thus, between all mass planted and lawn/grass areas. 100 x 20 mm durable timber staked secure.

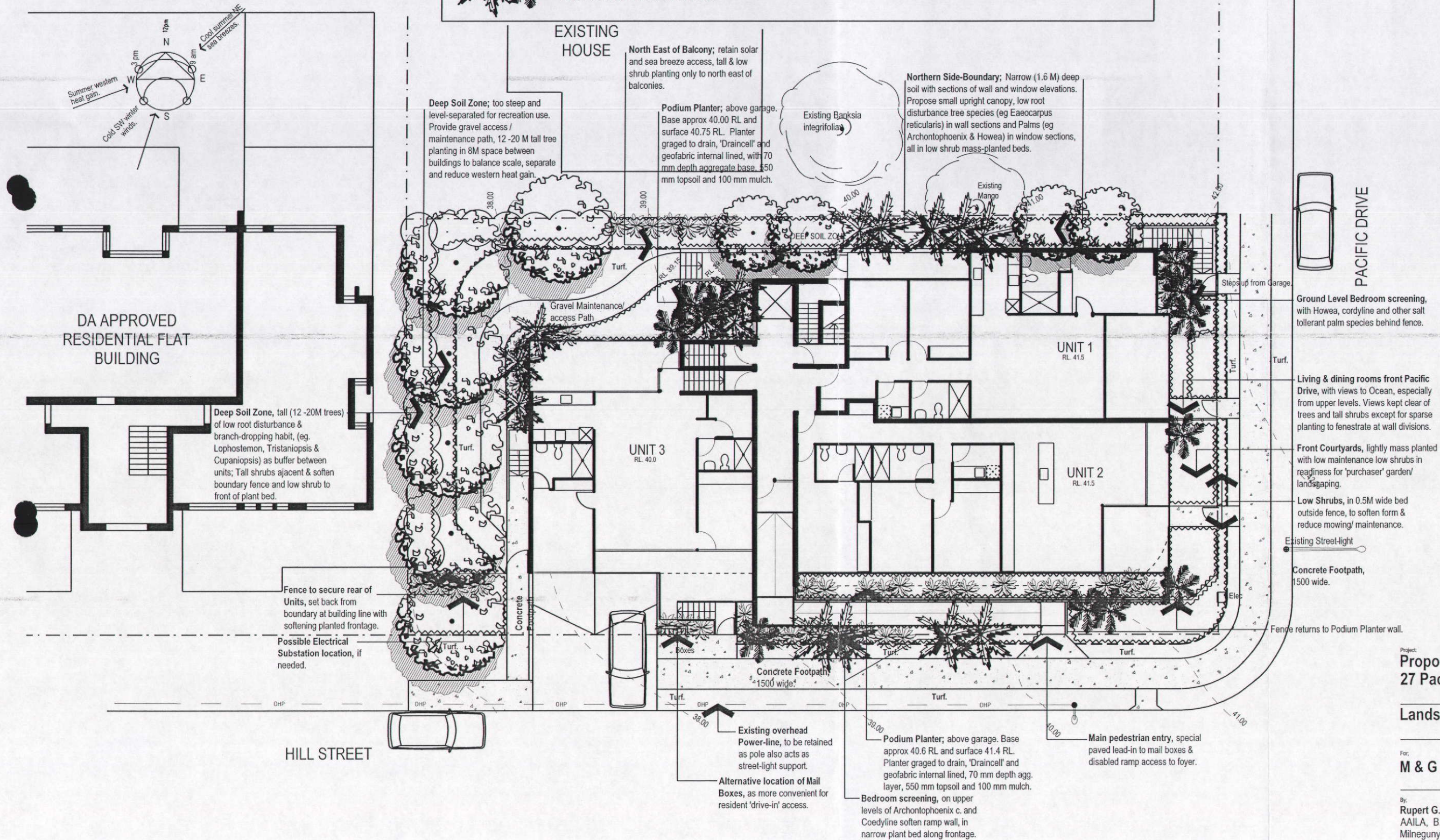
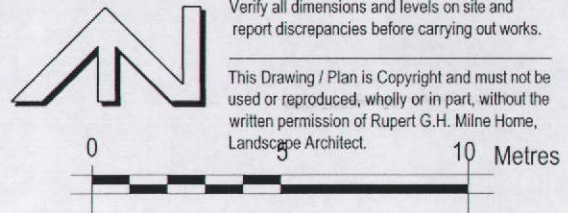
Turf.

Turf/Lawn, indicated thus: Shade tolerant lush lawn eg 'Sir Walter' PVR Buffalo or equal.

Do Not Scale from Drawings.

Verify all dimensions and levels on site and report discrepancies before carrying out works.

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Project:
**Proposed Residential Units,
27 Pacific Drive, Port Macquarie**

Landscape Principles Plan

For:
M & G Abdallah

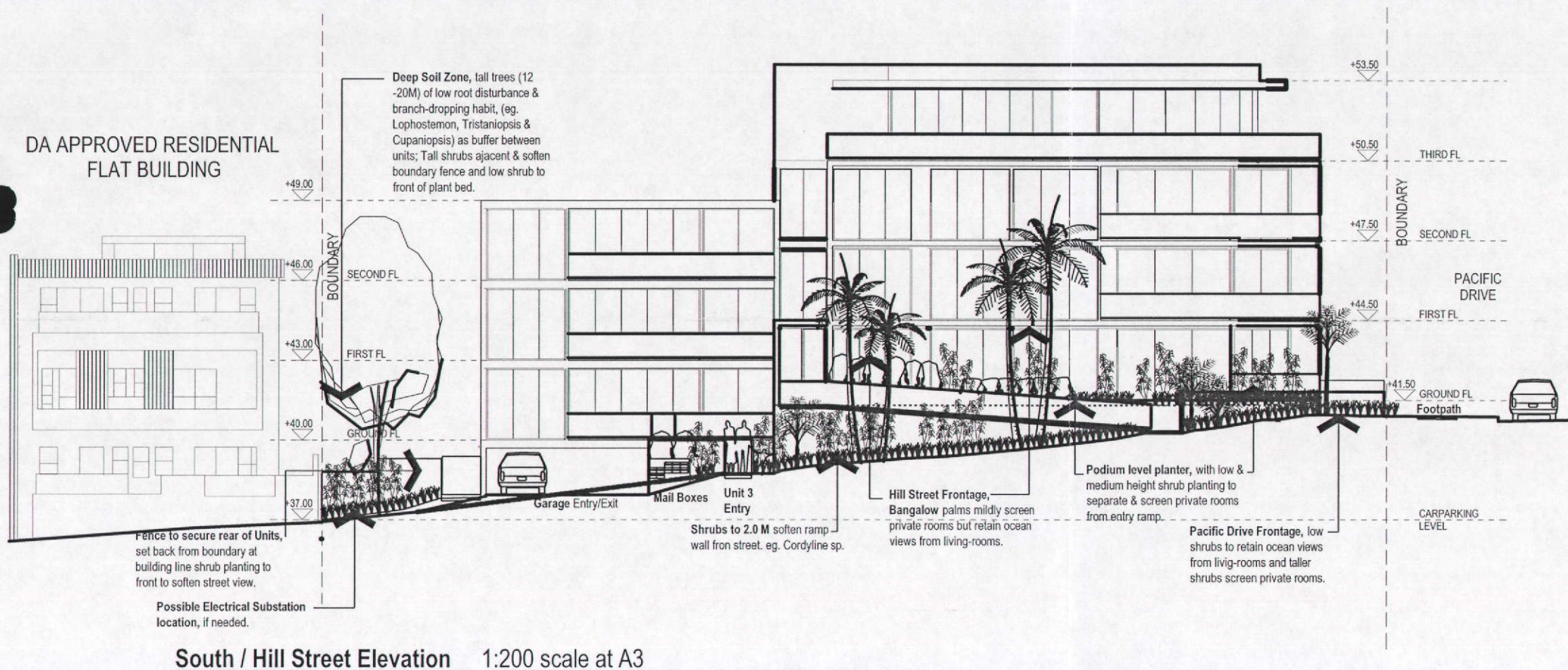
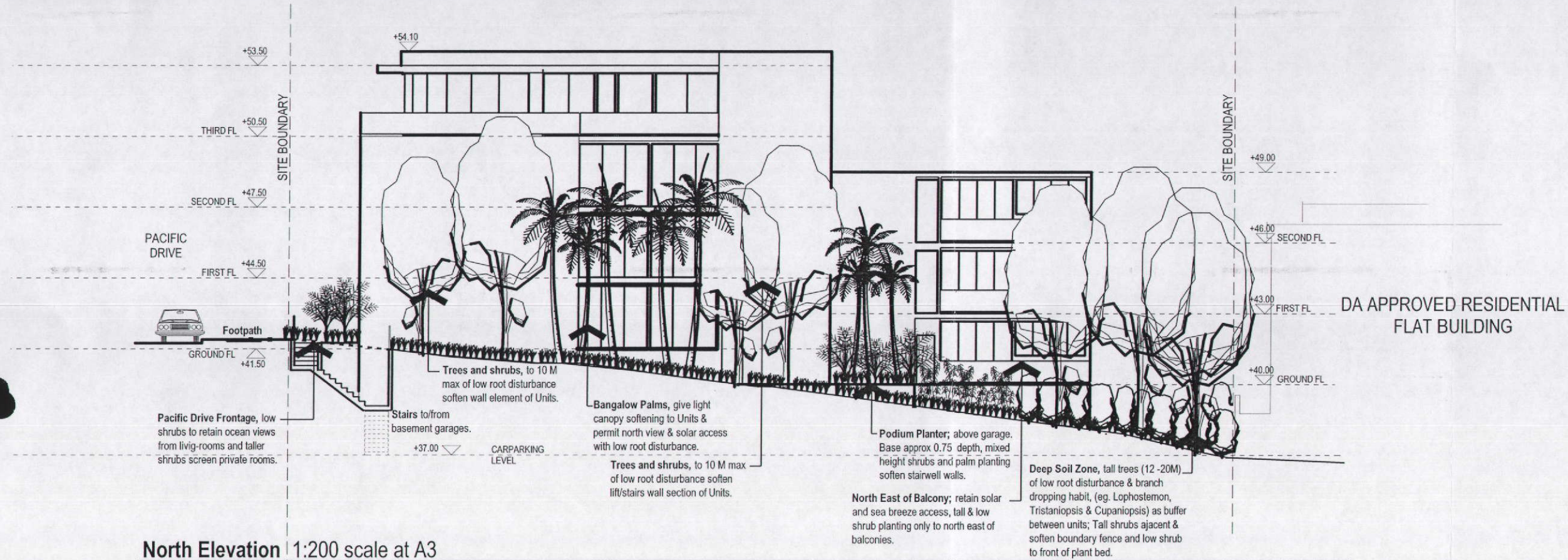
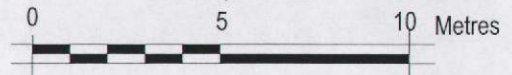
By:
Rupert G.H. Milne Home, Landscape Consulting;
AAILA, B. App. Sc. Landscape Design,
Milnegunya, Mungay Creek Rd. Willawarrin, NSW 2440.
Phone and Fax 065 671384 e-mail: rupla@harcoursat.com.au

Scale: 1 : 200 @ A3 Date: 20/2/2010 File No: 1003
Designed: RMH Drawn: RMH Drawing No: 1003-1

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Project:
**Proposed Residential Units,
27 Pacific Drive, Port Macquarie**

Landscape Principles Elevations

For:
M & G Abdallah

By:
Rupert G.H. Milne Home, Landscape Consulting;
AAILA, B. App. Sc. Landscape Design,
Milnegunya, Mungay Creek Rd. Willawarrin, NSW 2440.
Phone and Fax 065 671384 e-mail: rupla@harboursat.com.au

Scale: 1:200 @ A3 Date: 20/2/2010 File No: 1003
Designed: RMH Drawn: RMH Drawing No: 1003-2