

**DETAILS OF SITE INSPECTION**

<b>DATE</b>	Wednesday, 22 March 2023, 9.45am to 10.30am
<b>LOCATION</b>	Old Bar Road, Old Bar

**SUBJECT MATTER**

PPSHCC-143 – MidCoast Council – DA/2022/0847 - Old Bar Road, Old Bar - Subdivision of land to create three development lots for a residential flat building and two for multi-dwelling housing developments as well as eight (8) single dwelling/dual occupancy lots

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Roberta Ryan, Tony McNamara and David West
<b>APOLOGIES</b>	Alan Tickle
<b>DECLARATIONS OF INTEREST</b>	None

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Lisa Proctor, Bruce Moore, Kieran Woodall and Pru Tucker
<b>DEPARTMENT STAFF</b>	Leanne Harris

**KEY ISSUES DISCUSSED**

- Council provided an overview of the proposal including the structures to be demolished and location of multi dwelling housing and residential flat building on the site, proposed community title arrangements and relationship to adjoining properties and urban release area.
- Council's DCP sets out the need for access to the future public reserve, requiring a full perimeter road around it. Current application does not propose public access to the reserve – community title arrangement.
- RFI received late yesterday and yet to be reviewed.
- The Panel expects the proposal to provide practical arrangements for road widths, road safety, garbage collection and footpaths given its location within an urban release area.
- Detailed cross sections are required to enable the Panel to determine the extent of earthworks, exact location and height of retaining walls and proposed engineering outcomes.
- Council remain concerned about the proposed height of the RFB at 11.9m and need to consider further the RFI and amended plans.
- Council also remain concerned about the proposed engineering solution for stormwater management which has not necessarily addressed water sensitive urban design outcomes.

**Planning Panels Secretariat**

- It was noted that only one submission has been received which is not objecting to the proposal but seeks to work collaboratively with the development.
- An arborist / ecological report will be required to determine impacts of the road construction on the existing vegetation on the proposed reserve lot.
- The Panel questioned the location of the single dwelling lots and the relationship to the existing dwellings on the boundaries of the site.
- Key issues for the Panel are:
  - The built form and boundary interfaces are considered critically important
  - The proposed scale of the RFB and the justification for the degree of variation to the standard height limit in a URA
  - Change in levels across the site and degree of earthworks required.
  - The need for full and free access to the future reserve.

The Panel is supportive of proposals that provide housing outcomes but is concerned about the responsiveness of the applicant to date. Council is encouraged to provide the applicant one final opportunity to comprehensively address any outstanding matters and concerns, within a specified timeframe, and bring the application to the Panel for determination as soon as possible.