



4th December 2020

Planning Panels Secretariat
4PSQ, 12 Darcy Street,
PARRAMATTA NSW 2150

Sent Via: Planning Portal

Attention: Lisa Foley

Cover Letter – Additional Information – PPSHCC-40 - Port Stephens Council DA 16-2020-136-1

Dear Lisa,

This correspondence has been prepared following the Hunter and Central Coast Regional Planning (HCCRPP) Panel meeting on Wednesday 2 December 2020 for the consideration of PPSHCC-40 – Port Stephens Council – DA 16-2020-136-1 (795 Medowie Road, Medowie – Lot 1 DP 1264236), additional information has been submitted by the applicant for further consideration. The information submitted includes the following:

- Amended Appendix A – Architectural Plans
- Amended Appendix E – Landscape Plans

Plan Amendments:

In summary, the changes made to the plans include the following:

- Improved articulation of the northern elevation, including changes to material finish, colour palette and inclusion of stepped setbacks.
- Amendments to windows on the northern elevation.
- Removal of colorbond fencing on northern boundary and replacement with post and rail fencing.
- Revised landscaping plan, incorporating additional landscaping

Council considers the architectural amendments, combined with additional landscaping provide a more sympathetic interface with the adjoining residential land to the north which sufficiently eliminates any potential impacts to residential amenity.

PORT STEPHENS COUNCIL

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Amendment to Conditions:

The recommended conditions of consent have been updated to reflect the amended plans and comments made by the HCCRPP at its meeting on 2 December 2020.

The amendments to conditions include the following:

- **Condition 1.2** – Approved plans list updated to reflect amended plans.
- **Condition 1.4** – Amended plan reference.
- **Condition 1.9** – Offset planting location clarified. Further consultation with Council's Natural Resources and property sections confirm that this is the preferred location.
- **Condition 2.6** – Condition clarified to confirm extent of Peppertree Road extension and road width. The condition has also been modified to include a requirement for a kerb ramp (pram ramp), enabling pedestrian connectivity to the west. Council's engineers confirm the kerb ramp must be located between the undercroft driveway access and Muir Street to match the extent of the Peppertree road extension.
- **Condition 2.7** – Amended plan reference.
- **Condition 2.17** - Amended plan reference.
- **Condition 2.18** – Condition amended to require northern elevation windows not be opened and be upgraded to conform with BCA fire safety requirements.
- **Condition 5.12** – Landscape condition amended to require an irrigation system be installed prior to OC.
- **Reasons for Determination** – Council's reasons for determination and conditions has been included following the recommended consent conditions.

Conclusion

It is recommended that the Hunter and Central Coast Regional Planning Panel, as the consent authority, approve development consent to 16-2019-136-1 (PPSHCC-40) for construction and use of food and drink premises - pub with undercroft car parking and associated signage and landscaping at 795 Medowie Road, Medowie 2318 pursuant to Section 4.16 of the *EP&A Act* subject to the conditions in **Amended Attachment 2**.



Dylan Mitchell
Senior Development Planner

Attachments:

- Amended Appendix A – Architectural Plans
- Amended Appendix E – Landscape Plans
- Amended Attachment 2 - Recommended Conditions of Consent