

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 22 September 2021, 9am and 9:30am
LOCATION	Videoconference

BRIEFING MATTER

PPSNTH-105 – Port Macquarie-Hastings Council – DA2021-219.1 - 10 & 13 Pacific Drive, Port Macquarie - Residential Flat Building and Strata Subdivision including Clause 4.6 variation to Clause 4.3 (Height of Buildings) of Port Macquarie-Hastings Local Environmental Plan 2011

PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell (Chair), Stephen Gow, Penny Holloway, David Crofts and Tony McNamara
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Rob Dwyer (Consultant), Ben Roberts and Dan Croft
DEPARTMENT STAFF	Amanda Moylan and Lisa Foley

KEY ISSUES DISCUSSED

- Council provided an outline of the DA - construction of a residential flat building with 68 units of varying sizes over 6 levels and 3 parcels of land. Site is zoned R3 – residential flat building is permissible with consent.
- RSDA triggered as Council interest DA over \$5mil.
- Land slope from east to west.
- Council has undertaken a preliminary review and have requested FI twice. Applicant has provided a response.
- Public notification completed with 20 submissions received.
- Koala movement on the northern boundary of the site on the fence was raised in a number of submissions. In response, the applicant has prepared a biodiversity assessment report and 5 part test of significance, along with an arborist report addressing impact of development on the blue gum on large adjoining site.
- Applicant has provided additional information relating to overshadowing and solar access impacts on the adjoining property in the months before and after June.
- Height exceedance in consideration of the development being located within a transitional area. The Panel noted that the proposed building is proposed to significantly exceed the height limit with meaning there is limited interzone transition. The cl 4.6 variation request needs to fully justify any

significant variation in this context particularly as it would allow additional residential space within the new building.

- The variation request must also consider the heights of existing building in the vicinity of site to satisfy the objective of the HOB standard.
- Floor space ratio and its impacts need consideration.
- Discussion around substance of Design Verification statement- need assurance that it has been properly prepared.
- Clarification of zone boundaries requested.
- Impacts of the proposal particularly the height to the west and possibly the south require further examination
- Adequacy of the landscaping plan and low planning between yards and units to be addressed
- Traffic impacts, including left in/left out and turning traffic, safety and the requirement for a median strip must be addressed.
- Trees including screening, relationship to adjacent Koala resting tree are to be considered.
- Council confirmed that development assessment has been outsourced to manage COI as Council has an interest in the DA.
- The Panel specifically requested that a height of building map to be provided in the assessment report to help with the discussion around the building height transition.

TENTATIVE DETERMINATION DATE SCHEDULED FOR NOVEMBER OR DECEMBER 2021