ASSESSMENT REPORT COVER PAGE

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| **Panel Reference** | PPSNTH-105 |
| **DA Number** | 2021 - 219.1 |
| **LGA** | Port Macquarie-Hastings Council |
| **Proposed Development** | Residential Flat Building and Strata Subdivision including Clause 4.6 variation to Clause 4.3 (Height of Buildings) of the Port Macquarie-Hastings Local Environmental Plan 2011 |
| **Street Address** | Pacific Drive, Port Macquarie |
| **Applicant/Owner** | Laurus Projects Pty Ltd |
| **Date of DA lodgement** | 30 March 2021 |
| **Total number of Submissions** **Number of Unique Objections** | * 20
* 20
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| **Recommendation** | Approval |
| **Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011** | Council related development over $5 million |
| **List of all relevant s4.15(1)(a) matters** | * State Environmental Planning Policy (Koala Habitat Protection) 2020
* State Environmental Planning Policy No. 55 - Remediation of Land
* State Environmental Planning Policy (Infrastructure) 2007
* State Environmental Planning Policy (Coastal Management) 2018
* State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development
* State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
* State Environmental Planning Policy No 64 - Advertising and Signage
* Port Macquarie-Hastings Local Environmental Plan 2011
* Port Macquarie-Hastings Development Control Plan 2013
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| **List all documents submitted with this report for the Panel’s consideration** | * Assessment report and recommended conditions prepared by RPS Australia Pty Ltd, dated 15 November 2021.
* Development Plans
* Clause 4.6 objection to building height
* Redacted submissions
* Development contributions estimate
* Statement of Environmental Effects
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| **Clause 4.6 requests** | * Port Macquarie-Hastings Local Environmental Plan 2011
* Height of Buildings standard (clause 4.3)
* R3 Medium density residential zone
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| **Summary of key submissions** | * Traffic and parking and safety of cyclists and pedestrians.
* Ecology, in particular koalas
* Size and scale of the development and character
* Compliance with DCP or ADG
* Not the desired future character
* Conflict of Interest Concern
* Sunlight Access Concerns
* Acoustic Concerns
* Loss of privacy and amenity
* Reduced Property Values
* Stormwater Concerns
* View Concerns
* Light Pollution
* Damage to adjoining properties during construction
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| **Report prepared by** | RPS Australia East Pty Ltd - Rob Dwyer |
| **Report date** | 15 November 2021 |
| **Summary of s4.15 matters**Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? | **Yes** |
| **Legislative clauses requiring consent authority satisfaction**Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP* | **Yes** |
| **Clause 4.6 Exceptions to development standards**If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? | **Yes** |
| **Special Infrastructure Contributions**Does the DA require Special Infrastructure Contributions conditions (S7.24)?*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions* | **No** |
| **Conditions**Have draft conditions been provided to the applicant for comment?*Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council’s recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report* | **No** |