

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 2 August 2023, 9.10am and 9.41am
<b>LOCATION</b>	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSNTH-216 – Port Macquarie-Hastings – DA 2023.259.1– 14 Chancellors Drive THURMSTER 2444– Multi-Dwelling Housing and Strata Title Subdivision

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Dianne Leeson (Chair), Stephen Gow and David Crofts
<b>APOLOGIES</b>	Tony McNamara and Michael Wright
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Chris Gardiner and Dan Croft
<b>DEPARTMENT STAFF</b>	Carolyn Hunt, Louisa Agyare, and Lisa Ellis
<b>OTHER</b>	None

## KEY ISSUES DISCUSSED

- Site location and surrounding development in the locality outlined
- Overview of proposed development and site characteristics
- Proposed batters and stormwater location on adjoining land
- Proximity of batter to electricity infrastructure
- Clarification required in regard to vegetation regrowth and potential need for BDAR
- Site development history outlined, including VPA for dedication of land to Council
- Contributions and application request to another land parcel
- Visitor parking and stacked parking in some unit driveways
- Consistency between plans – proposed batters only noted on engineering plans
- Difference form of housing in location, creating positive for urban release area

### Panel Comments:

- Design of site corners to be more defined along street frontages, noting fence heights inconsistencies and substation location
- Location of swimming pool – disconnected from development and gate/access location
- Landscaping Plan and fencing strategy (no pool fence identified)
- Interactions between the public and private areas, particularly private pathways

## Planning Panels Secretariat

- SEE to address the urban design and public interfaces and how it delivers for the town centre particularly interface of dwellings opposite the entry road (rear of dwellings)
- Garbage collection – private collection, bin locations and inconsistency with landscaping plan
- Emergency vehicle access adequacy

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** Late 2023/Early 2024