

DETAILS OF SITE INSPECTION

DATE	Tuesday, 3 September 2024, 11:00am – 12:10
LOCATION	Phillip Drive, South West Rocks

SUBJECT MATTER(S)

PPSNTH-268 – KEMPSEY– DA2300926 – Phillip Drive, South West Rocks – Staged concept development for residential and serviced apartments x 9 (5-6 storeys) with a mix of commercial premises

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright and Daniel Walsh
APOLOGIES	Rhonda Hoban
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Retha Du Preez, Melissa Ziade
INDEPENDENT CONSULTANT PLANNER	Steve Connelly
APPLICANT	Daniel Pszczonka, Liam Porritt, Keiley Hunter and Karl Robertson
COMMUNITY REPRESENTATIVES	Larah Kennedy, Richard Phillips, and Dick Pearson
OTHER	Noel Selby, Fred Altmann, and Debra Holland (additional community members)

The site was inspected by the Panel, Council representatives, Applicant representatives and Community representatives and members.

KEY ISSUES DISCUSSED OR OBSERVED

- Existing site works under 1993 and Stage 1 approvals
- Proposed road access point off Phillip Drive
- View and visual impact – analysis vantage points
- Height of buildings
- Building separation distances – ADGs

Planning Panels Secretariat

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- Retail locations
- Basement levels
 - Earthworks and groundwater penetration
- Proposed pedestrian links and access
 - Beach, Crown lands and National Park access
 - Public access along proposed pathway over private lots extending to northern boundary
- Stormwater infrastructure and management
- Staging
- Mapped and actual coastal wetland areas – coastal wetlands proximity
- Bushfire resilience
 - Asset Protection Zones and Inner Protection Zones
- Serviced apartments and tourism activities
- Groundwater contamination – source, plume and location on site
- Domestic animals
- Landscape
 - Phillip Drive frontage
 - APZs

TENTATIVE FDETERMINATION DATE: November 2024