

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 23 April 2025, 10.00am and 10.38am
<b>LOCATION</b>	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSNTH-410 – Port Macquarie Hastings – 010.2025.0097.01 – 169B Ocean Drive, Kew – Staged 151 lot residential subdivision and associated infrastructure, construction of 3 dwellings and 1 dual occupancy

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Dianne Leeson (Chair), Stephen Gow, Michael Wright and David Crofts
<b>APOLOGIES</b>	Tony McNamara
<b>DECLARATIONS OF INTEREST</b>	Nil

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Patrick Galbraith-Robertson
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Ilona Ter-Stepanova
<b>OTHER</b>	Nil

## KEY ISSUES DISCUSSED

- Outline of proposal as staged residential subdivision to create 151 lots including 149 residential lots, 1 nominated villa lot and 1 large 9.27 hectares master lot to be developed in the future
- Site context noted, including adjoining site ownership, existing developments in the locality and location within an urban release area
- Site constraints noted as mapped coastal wetlands, bushfire, part acid sulfate soil and flooding
- Site history outlined, noting vegetation clearing
  - Site specific Vegetation Management Plan (VMP) approved and relationship to current Planning Agreements
  - Consistency with planning controls and previous vegetation clearing consent on the site  
Further information required in regard to location of approved land clearing, completed clearing and impact on coastal wetland areas, Koala habitat and proposed asset protection zones (APZ)
  - New VMP required in addition to Department Agriculture, Water and the Environment (DAWE) approved plan
- Traffic and Access -

- Arrangements for public road access to the subdivision and owner's consent and satisfactory arrangements for road access not being in place to east or west to connect to either Botanic Drive or Lake Ridge Drive
  - Legacy right of carriageway
  - Development Control Plan and planning agreement in place for area to the west
  - Final road location to be confirmed (noting location of coastal wetland and pump station)
  - Consideration of impact on intersections along Ocean Drive (dependent on primary access to the site)
- Owner's consent from Crown Lands and arrangements for transfer to Council ownership
- Bushfire prone land –
  - RFS request for access arrangements for primary road access and some APZs
- Request for information sent 14/04/25, including the following -
  - Confirmation of retention of existing dwelling and access
  - Water and sewer modelling to be provided to identify sewer capacity and water supply
  - Lot numbering for dwellings to be updated
- Impact on mapped coastal wetlands, noting that further information is required, including details of -
  - Proposed works within proximity of wetlands to be identified, including proposed houses and associated fencing
  - Biodiversity impacts
- Flooding risk management to be outlined
- State Infrastructure Contribution levy – Applicant to approach Department to confirm contributions
- One submission received – link roads servicing the development and relationship to current Area 15 VPA, plan, plans unclear as to where and what road links are proposed and construction of Link Roads A and B

#### **Referrals**

- External –
  - Essential Energy - received
  - NSW Rural Fire Service and DPE Water – additional information requested
  - DPE (satisfactory arrangements) – not yet received
- Internal –
  - Engineering/traffic, Stormwater, Development Contributions – not yet received
  - Water and Sewer, Environmental Health, Ecology – additional information requested
  - Flooding – initial advice received

#### **Panel Questions**

- Amended Traffic Impact Assessment to be provided that reflects current proposal, with access arrangements to be identified
- Significant issues in regard to access, with assessment report to clarify any proposed Council road construction
- Further briefing may be required, subject to response to RFI (possibly June)
- Potential yield to be identified for future subdivision lot and potential impact on road access

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** to be confirmed with Council

#### **Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)