

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 18 May 2026, 9.00am and 10.16am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-410 – Port Macquarie Hastings – 010.2025.0097.01 – 169B Ocean Drive, Kew – Staged 115 Lot Residential Subdivision and Associated Infrastructure, and 1 dwelling (proposed Lot 56)

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Chris Gee and Murray Blackburn-Smith
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Patrick Galbraith-Robertson and Dan Croft
DEPARTMENT STAFF	Carolyn Hunt and Holly McCann
OTHER	Nil

KEY ISSUES DISCUSSED

- Amended application documentation not available to the Panel (Planning Panel portal application not updated with amended documentation)
- Council acquisition of Crown Road prior to road construction
- Biodiversity and Vegetation Management Plan – state, commonwealth and Council requirements
- Acid Sulfate Soils – detailed ASA Management Plan conditioned (not provided)
- Landscaping - principles plan provided only
- Traffic management and access - one access point provided to the site, with future access via neighbouring developments (yet to be constructed)
- Public transport and emergency road access - bus transport routes, staged turning areas and bus stops not identified
- Future medium density lot will be subject to separate DA process

Panel Comments

- Additional information submitted on the portal (under the PAN) is to be uploaded to the Planning Panel application

- Supplementary assessment report to be provided, addressing the following:
 - Crown Lands request for crown road acquisition prior to road construction
 - Confirmation that the osprey nest tree is no longer on the site
 - Clarification of coastal wetlands buffer requirement and adequacy of vegetation management plan
 - Concept Acid Sulfate Soils plan assessment and compliance with S.7.1 of LEP
 - Detailed Landscaping Plan identifying species, planting, drainage, subsoil, etc
 - Subdivision infrastructure details:
 - Provision of streetlighting
 - Coordination of street trees in relation to infrastructure and lot access
 - Local park location
 - Public transport – bus route, turning areas (including temporary turning areas for each stage) and bus stops
 - Water supply adequacy assessment
 - Flood Management –
 - Finished levels of lots and proposed dwelling
 - Evacuation routes (and flood hazard risk assessment, if required)
 - Confirmation that flood planning levels have utilised more recent flooding mapping and considered climate change impacts

TENTATIVE DETERMINATION DATE SCHEDULED FOR: June 2026