

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

NORTHERN REGIONAL PLANNING PANEL

DATE OF DECISION	25 February 2019
PANEL MEMBERS	Garry West (Chair), Pamela Westing, Stephen Gow, Paul Drake and Robert Hussey
APOLOGIES	None
DECLARATIONS OF INTEREST	None

SITE COMPATIBILITY CERTIFICATE APPLICATION

2019NTH003 – Port Macquarie Hastings at Lot 10 DP 1088869, John Oxley Drive, Port Macquarie (AS DESCRIBED IN SCHEDULE 1)

The Panel convened on Wednesday, 20 February 2019 at 2:30 pm at DPC Office, Suite 1, 133-137 Gordon Street, Port Macquarie.

The Panel has determined the application via electronic means.

PANEL CONSIDERATION AND DECISION

By circulation of papers the Panel considered: the material listed at item 5 of Schedule 1 and the matters raised and/or observed at briefings and site inspections listed at item 6 in Schedule 1.

Based on this information, the Panel determined:

- ☐ to issue a site compatibility certificate subject to satisfaction of certain requirements (as listed below), because the application has demonstrated that the site is suitable for more intensive development and it is compatible with the surrounding environment.
- ☒ to refuse to issue a site compatibility certificate, because the application:
 - ☒ has not demonstrated that the site is suitable for more intensive development
 - ☒ has not demonstrated the proposed development is compatible with the surrounding environment and land uses having regard to (at least) the criteria specified in clause 25(5)(b) of SEPP (Housing for Seniors or People with a Disability) 2004.

The Panel authorises the Chair to notify the applicant, Council and the Department of Planning and Environment of the Panel's decision to refuse the application.

The decision was unanimous.



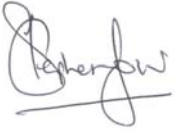


Further, the Panel advises that the permissibility of the proposal on the land affected by the SEPP (Coastal Management) 2018 is not resolved.

REASONS FOR THE DECISION

Planning Panels Secretariat

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- development of the site for more intensive purposes would be premature until Council finalises its masterplan process for the area to ensure development of the site is compatible and integrates appropriately with the longer-term strategic planning for the area;
- the scale and built form of the proposed development is out of character with the existing surrounding development; and
- the SCC application contains insufficient information supporting the suitability of the site regarding flooding, potential contamination and infrastructure issues.

PANEL MEMBERS	
Garry West (Chair) 	Pamela Westing 
Stephen Gow 	Paul Drake 
Robert Hussey 	

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	2019NTH003 – Port Macquarie Hastings
2	SITE DESCRIPTION	Lot 10 DP 1088869, John Oxley Drive, Port Macquarie
3	DEVELOPMENT DESCRIPTION	Site compatibility certificate for proposed serviced self-care housing comprising approximately 525 dwellings (25% – one-bedroom, 25% – two-bedroom and 50% – three-bedroom). The height of the proposed buildings varies from two to six storeys, with the highest buildings located in the centre of the subject site (Figures 3 and 4). The proposed development will also include community facilities such as a swimming pool and playground and possibly a shop or a café
4	APPLICATION MADE BY	Land Dynamics Australia
5	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Site compatibility certificate application documentation Assessment report from Department of Planning and Environment <ul style="list-style-type: none"> <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>
6	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> Site inspection: 20 February 2019 <ul style="list-style-type: none"> Panel members in attendance: Garry West (Chair), Pamela Westing, Stephen Gow, Paul Drake and Robert Hussey Department of Planning and Environment (DPE) staff in attendance: Jeremy Gray, Gina Davis and Craig Diss Briefing with Department of Planning and Environment (DPE): 20 February 2019, 2.30pm <ul style="list-style-type: none"> Panel members in attendance: Garry West (Chair), Pamela Westing, Stephen Gow, Paul Drake and Robert Hussey Department of Planning and Environment (DPE) staff in attendance: Jeremy Gray, Gina Davis and Craig Diss Papers were circulated electronically between 22 February 2019 and 25 February 2019