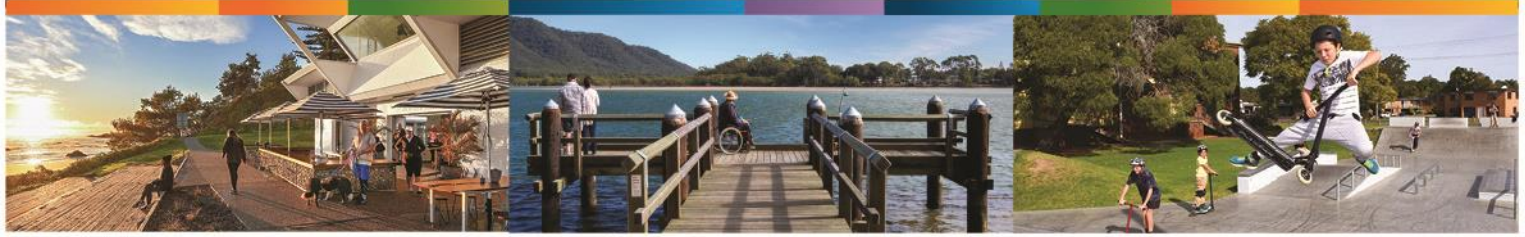




PORT MACQUARIE-HASTINGS
COUNCIL



Port Macquarie-Hastings Access Sub-Committee

Business Paper

date of meeting: Tuesday 5 February 2019

location: Function Room
Port Macquarie-Hastings Council
17 Burrawan Street
Port Macquarie

time: 2.00pm

Note: Council is distributing this agenda on the strict understanding that the publication and/or announcement of any material from the Paper before the meeting not be such as to presume the outcome of consideration of the matters thereon.

Port Macquarie-Hastings Access Sub-Committee

CHARTER

1. AIMS

- 1.1 To provide advice and recommendations to Council on strengthening accessibility to all public areas and public buildings within the Port Macquarie-Hastings LGA.
- 1.2 To develop projects that will improve physical access for people with a disability living in the Port Macquarie-Hastings LGA.
- 1.3 To oversee the implementation and monitoring of projects designed to meet the Disability Discrimination Act requirements in the relevant Council planning documents:
 - Delivery Program;
 - Operational Plans;
 - PMHC Disability Discrimination Act Action Plan 2008 2018; and
 - Other relevant documents.
- 1.4 To determine funding priorities for upgrades consistent with the 'Guidelines for Prioritising Access Funding' for PMHC Buildings and Facilities.

2. SUB-COMMITTEE MEMBERSHIP

- 2.1 Sub-Committee members will comprise of:
 - Councillor (Chairperson)
 - Community Members (14 members)
 - Ex officio - Place Making
 - Infrastructure
 - Development & Environment
- 2.2 Chairperson will be a nominated Councillor.
- 2.3 The role of the chairperson shall be to:
 - Chair meetings;
 - Compile agenda in consultation with Council staff member;
 - Ensure meetings are properly convened;
 - Oversee activities of the committee; and
 - Keep the order of proceedings, as set by the agenda.

In the absence of the chairperson, an alternate Councillor shall chair the meeting.

- 2.4 Council's Place Facilitator will be the Secretary for the meetings and will be responsible for:
 - Convening Committee meetings and provide written notice to all members at least 7 days prior to the scheduled meeting;

- Document minutes and forward a copy to Committee members within 14 days of the meeting;
 - Document the priorities for access works funding;
 - Maintain contact details of Committee members;
 - Provide support and resources to the Committee; and
 - Liaise with various areas of Council to bring access issues forward.
- 2.5 Membership of the Sub-Committee will be open to any member of the community that has a disability, is a parent/carer of a person with a disability, has some professional experience or has a demonstrated interest in access issues.
- 2.6 On an annual basis, all committee members will be requested to advise of their interest in remaining on the committee. Should there be any vacancies then membership will be open up to the community via a nomination process.
- 2.7 Members who are absent from three meetings without an apology may have their membership suspended.

3. MEETINGS

- 3.1 A minimum of six meetings will be held per annum.
- 3.2 Topics for the agenda should be forwarded to the nominated Community Development Officer no later than 14 days prior to the meeting date.
- 3.3 Agenda and minutes from the previous meeting will be circulated to members at least 7 days prior to the meeting.

All meetings of the Sub-Committee are public meetings. Members of the public and media can attend meetings as observers; however, they cannot speak at the meeting unless prior arrangements are made through the Sub-Committee Secretary. Presentations shall be limited to a maximum of 5 minutes.

4. QUORUM

- 4.1 A quorum will consist of at least six members of the Sub-Committee.

5. VOTING

- 5.1 Voting on recommendations are made by consensus and all decisions regarding the allocation of funding for works must be stated precisely for inclusion in the minutes.

6. COMMUNICATION

- 6.1 Members of the Sub-Committee are not permitted to speak to the media as representatives of the Committee unless approved by the chairperson.

- 6.2 Where approval has been sought from the chairperson, views and opinions expressed are those of the Port Macquarie-Hastings Access Sub-Committee and not of Port Macquarie-Hastings Council.
- 6.3 When endorsement is required from Port Macquarie-Hastings Council approval must be sought through the formal process.

7. PARENT COMMITTEE

- 7.1 Ordinary Council Meeting.

8. CODE OF CONDUCT

- 8.1 All members of the committee are to abide by Council's Code of Conduct.

Port Macquarie-Hastings Access Sub-Committee

ATTENDANCE REGISTER

Member	05/12/17	06/02/18	10/04/18	05/06/18	07/08/18	09/10/18	04/12/18
Councillor Peter Alley (Chair)	A	✓	✓	✓	✓	✓	✓
Ben Oultram	✓	✓	✓	✓	✓	✓	✓
Bruce Gibbs	✓	✓	A	✓	A	✓	✓
Elizabeth Rose	✓	✓	✓	A	✓	A	✓
Helen Booby	✓	✓	✓	✓	✓	A	✓
Ian Irwin	✓	✓	✓	✓	✓	✓	✓
Julie Haraksin	✓	✓	✓	✓	✓	✓	✓
Cheryl Dimmock Lisa Sayers (alternate)	A	✓	A	A	A ✓	✓	✓
Mike Ipsen	✓	✓	A	✓	✓	✓	✓
Phil White	A	A	A	A	A	A	✓
Sharon Beard	✓	✓	A	✓	✓	✓	✓
Lucilla Marshall PMHC Group Manager Community Development	A	A	A	✓	A	A	✓
Julie Priest PMHC Aged & Disability Officer	✓	✓	✓	✓	✓	✓	✓

Key: ✓ = Present A = Absent With Apology X = Absent Without Apology

Port Macquarie-Hastings Access Sub-Committee Meeting

Tuesday 5 February 2019

Items of Business

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Item: 01

Subject: ACKNOWLEDGEMENT OF COUNTRY

"I acknowledge that we are gathered on Birpai Land. I pay respect to the Birpai Elders both past and present. I also extend that respect to all other Aboriginal and Torres Strait Islander people present."

Item: 02

Subject: APOLOGIES

RECOMMENDATION

That the apologies received be accepted.

Item: 03

Subject: CONFIRMATION OF PREVIOUS MINUTES

RECOMMENDATION

That the Minutes of the Port Macquarie-Hastings Access Sub-Committee Meeting held on 4 December 2018 be confirmed.

PRESENT

Members:

Councillor Peter Alley (Chair)
Ben Oultram
Bruce Gibbs
Elizabeth Rose
Helen Booby
Ian Irwin
Julie Haraksin
Cheryl Dimmock
Mike Ipsen
Phil White
Sharon Beard
Lucilla Marshall (PMHC Group Manager Community Place)
Julie Priest (PMHC Inclusion Officer)

Other Attendees:

Sandra Wallace (PMHC Community Participation Manager)
Pip Cox (PMHC Road Safety Officer)
Paul Bailey (PMHC Facilities Coordinator)
Graham Saunders (Observer)

The meeting opened at 2:00pm.

01 ACKNOWLEDGEMENT OF COUNTRY

The Acknowledgement of Country was delivered.

02 APOLOGIES

Nil.

03 CONFIRMATION OF MINUTES

CONSENSUS:

That the Minutes of the Port Macquarie-Hastings Access Sub-Committee Meeting held on 9 October 2018 be confirmed.

04 DISCLOSURES OF INTEREST

Ian Irwin declared a Pecuniary interest in Item 5, the reason being he owns a shop in Colonial Arcade.

Julie Haraksin declared a Pecuniary interest in Item 5, the reason being she owns a shop in Colonial Arcade.

05 BUSINESS ARISING FROM PREVIOUS MINUTES

05.01 Access Friendly Project

Thank you to Bruce Gibbs, Ben Oultram, Sharon Beard and Julie Priest for undertaking a visit to the Lake Road businesses Anaconda, Spotlight, Your Life Gym, Beacon Lighting, Australian Hearing and Supercheap Autoparts. Anaconda staff were very helpful. Discussion about the blocked toilet at Spotlight, which was the main public amenity for the whole complex and that the flush button was situated too high to reach.

Ian Irwin and Julie Haraksin advised their interest in a shop at Colonial Arcade. The complex has an accessible toilet that is used as a store room.

CONSENSUS:

1. That correspondence be sent to Spotlight recommending that the flush button of the accessible toilet be re-located so that it is within reach.
2. That the next Access visit be coordinated for the shopping precinct at Colonial Arcade. The DA to be reviewed to ascertain what conditions were included in regards to having an operable accessible toilet in the complex.

05.02.01 Accessible Updates

Pip Cox investigated the misaligned bus shelter and bus zone on Morton street in front of New Horizon. She advised that the bus zone is being re-aligned to include the bus shelter.

Pip discussed the option for an accessible car park on Murray Street and showed the Committee the Australian Standard measurements AS/NZS 2890.6 and the proposed measurements which are smaller.

Pip provided information about NSW Road Rules and regular timed parking spaces. If you park in a regular car park and display your mobility permit then

0 to 30 minutes timed parking = twice the period indicated on the sign

30 minutes timed parking = 2 hours maximum

More than 30 minutes timed parking = unlimited parking time

The Committee were pleased to note the completed footpath between Livvi's playground and the Marine Rescue Building.

The Committee were pleased to note the completed playground at Lake Cathie which includes an assisted swing, wheelchair carousel, fencing and footpath.

05.03 Health and Education Precinct (HEP)

Lucilla Marshall provided a briefing to the Committee about the project. She spoke about the Enquiry by Design process, study area, methodology, ideas including pedestrian spine, bus loop, cycling and walking network. Bruce Gibbs raised concerns about the Orbital Road and what is happening in the intermediary to connect pedestrian footpaths. Helen Booby raised concerns about access to pedestrian refuges and crossings. Committee agreed that the HEP concept plan is great.

CONSENSUS:

That the Committee members are invited to make a submission about the Health and Education Precinct, Orbital Road and opportunity to join a Community-Council Local Action Team by visiting <https://haveyoursay.pmhc.nsw.gov.au/>

05.04 Accessible Parking Project

Julie Priest has met with Simon from GIS. He will create a template for the map app and arrange for it to be installed on the Council website. It is planned to be published by February. In the first instance it will include a tab for car parks and the map of Port Macquarie. As we add towns to it the map can be expanded. In future extra tabs such as accessible picnic tables and toilets can be added.

CONSENSUS:

That an excursion to Laurieton is arranged to gather and input data into the collector app for the car parks.

05.05 Changing Places Adult Change Table

Paul Bailey discussed the options for the Boundless Module of Exceloo. This is piggybacking onto the amenities block tender that Council has commissioned from grant funding. This saves costings for sewer, water, and electricity connect. The costings for the complete module including gantry hoist and adjustable height change table is about \$153k. An option is to have a fixed change table and no gantry hoist which is about \$100k.

The Access Committee discussed the merits of the hoists. Ben Oultram advised the change table adjustable heights is for the benefit of the carers back and WHS. Pip Cullen, OT advised via email that the ceiling hoist and height adjustable change table are the two

most important features of this pod that separates it from other disability facilities.
Discussion about site, with Paul Bailey advising maintenance concerns if near salt water at Lake Cathie.

Council's Community Place Budget could contribute \$25k.

CONSENSUS:

1. That the Access Committee thanked PMHC Community Place for their contribution of \$25k budget allocation to the Changing Places Adult Change Table.
2. That in addition to the \$106,100 DDA budget allocated to this project that the Access Committee recommended that the outstanding balance of approximately \$28k be committed to the project from the 2019/20 DDA budget.
3. That the Boundless Exceloo module includes height adjustable change table and overhead hoist.

05.06 Development of an Airport Access Guide

Julie Priest advised that the new Airport Manager, Peter Allen, has commenced work at Council. She will meet with the Manager to discuss the project.

05.07 International day of People with Disability

Thank you to Helen Booby, Sharon Beard and Julie Priest who joined Mayor Peta Pinson in celebrating the day with SailAbility at McInherney Park. Cr Peter Alley tabled the letter of thanks from SailAbility who were delighted with the Access Committee interest in there group of 45 volunteers and for hosting the morning tea.

06 GENERAL BUSINESS

06.01 Missing footpath links at Lake Road

Ian Irwin raised the issue that Lake Road from the Round-a-bout to the Private Hospital is an important pedestrian connection. It is missing kerb ramps and footpath sections on both sides and the camber in places is non-compliant.

CONSENSUS:

Pip Cox and Julie Priest to audit the footpath on Lake Road between the round-a-bout and the Private Hospital and identify the missing links.

06.02 Driveway Impediments

Julie Haraksin raised the issue of driveway impediments, an example is at East Port Bowling Club driveway.

CONSENSUS:

1. That Pip Cox looks at impediments as an ongoing concern.
2. That the East Port kerb ramp is reviewed with options to rectify.
3. That correspondence is sent to East Port Bowling Club about the dish gutter that runs along the accessible car parks.

06.03. Bunnings Footpath

Bruce Gibbs raised the issue of the Bunnings footpath which stops at the pedestrian lights and does not extend to Kingfisher Rd or in front of Grace Church. Council is negotiating with other Developers (proposed more student accommodation, tavern development), and we anticipate that those other developers will then fill in the rest of the footpath and kerb ramps.

06.04 Everyone Can Play Grant

The Committee are encouraged to make a submission about their ideas for playground equipment for Town Beach and Blair Reserve at <https://haveyoursay.pmhc.nsw.gov.au>

06.05 Kerb Ramp Budget Proposal

Discussion about the issue that kerb requests endorsed as a priority by Access Committee are not being installed. An example is Yippen Creek, a new footpath with no kerb ramp at the playground and two wheelchair users in the neighbourhood. The kerb ramp will never be installed as is not a "maintenance" issue. Requests fall in the gap or do not have an allocated budget.

An idea is to request to Council an annual \$30k budget for the Access Committee to prioritise which will enable about 10 x kerb ramps per year immediate priority. Mike Ipsen discussed that the Committee needs to review more DA concept plans to prevent such oversights in new subdivisions from happening again.

CONSENSUS:

1. That a report be proposed to Council, requesting a \$30k annual budget for high priority kerb ramps. That the Access Committee prioritises the kerb ramp requests and make a recommendation to the Traffic and Stormwater Network.
2. That the Development Assessment team are reminded to forward relevant Development Applications for access review.

06.06. Park Bench Seating

Pip Cox advised that she has received requests for street furniture and has undertaken onsite reviews with Julie Priest. She will arrange for park benches being stored at the Depot to be cleaned and installed at the Laurieton Laurie Street medical shops and one at the Clifton Drive shopping strip.

06.07 Wauchope Main Street Upgrade

The Committee received an update about the \$2.686M project (with \$1.95M from RMS funds). The water mains have been relocated and footpaths re-instated in front of the Department Store in time for their Christmas activities.

06.08 Liberty Swing

Julie Haraksin advised that the Liberty Swing requires maintenance.

CONSENSUS:

That Recreation & Buildings investigates the request for maintenance for the Liberty Swing.

06.09 Community Planning Invitation

Sandra Wallace advised that Council is developing plans for the 18 local community hubs. To join a Community Council Action Team please visit.

<https://haveyoursay.pmhc.nsw.gov.au>

06.10 CSU Campus Accommodation

Julie Haraksin and Ian Irwin spoke about future three storey accommodation buildings for CSU students. If no lift is included this creates social exclusion. The dimensions of the ensuites and doorway openings is also critical to ensure access.

CONSENSUS:

That any new DA's for CSU campus accommodation are reviewed for access and social inclusion/exclusion.

The meeting closed at 4:00pm.

Item: 04
Subject: DISCLOSURES OF INTEREST

RECOMMENDATION

That Disclosures of Interest be presented

DISCLOSURE OF INTEREST DECLARATION

Name of Meeting:
Meeting Date:
Item Number:
Subject:
.....

I, declare the following interest:

☐

Pecuniary:

Take no part in the consideration and voting and be out of sight of the meeting.

☐

Non-Pecuniary - Significant Interest:

Take no part in the consideration and voting and be out of sight of the meeting.

☐

Non-Pecuniary - Less than Significant Interest:

May participate in consideration and voting.

For the reason that:
.....

Name:

Signed: Date:

(Further explanation is provided on the next page)

Further Explanation

(Local Government Act and Code of Conduct)

A conflict of interest exists where a reasonable and informed person would perceive that a Council official could be influenced by a private interest when carrying out their public duty. Interests can be of two types: pecuniary or non-pecuniary.

All interests, whether pecuniary or non-pecuniary are required to be fully disclosed and in writing.

Pecuniary Interest

A pecuniary interest is an interest that a Council official has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the Council official. (section 442)

A Council official will also be taken to have a pecuniary interest in a matter if that Council official's spouse or de facto partner or a relative of the Council official or a partner or employer of the Council official, or a company or other body of which the Council official, or a nominee, partner or employer of the Council official is a member, has a pecuniary interest in the matter. (section 443)

The Council official must not take part in the consideration or voting on the matter and leave and be out of sight of the meeting. The Council official must not be present at, or in sight of, the meeting of the Council at any time during which the matter is being considered or discussed, or at any time during which the council is voting on any question in relation to the matter. (section 451)

Non-Pecuniary

A non-pecuniary interest is an interest that is private or personal that the Council official has that does not amount to a pecuniary interest as defined in the Act.

Non-pecuniary interests commonly arise out of family, or personal relationships, or involvement in sporting, social or other cultural groups and associations and may include an interest of a financial nature.

The political views of a Councillor do not constitute a private interest.

The management of a non-pecuniary interest will depend on whether or not it is significant.

Non Pecuniary – Significant Interest

As a general rule, a non-pecuniary conflict of interest will be significant where a matter does not raise a pecuniary interest, but it involves:

- (a) A relationship between a Council official and another person that is particularly close, for example, parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child of the Council official or of the Council official's spouse, current or former spouse or partner, de facto or other person living in the same household.
- (b) Other relationships that are particularly close, such as friendships and business relationships. Closeness is defined by the nature of the friendship or business relationship, the frequency of contact and the duration of the friendship or relationship.
- (c) An affiliation between a Council official an organisation, sporting body, club, corporation or association that is particularly strong.

If a Council official declares a non-pecuniary significant interest it must be managed in one of two ways:

1. Remove the source of the conflict, by relinquishing or divesting the interest that creates the conflict, or reallocating the conflicting duties to another Council official.
2. Have no involvement in the matter, by taking no part in the consideration or voting on the matter and leave and be out of sight of the meeting, as if the provisions in section 451(2) apply.

Non Pecuniary – Less than Significant Interest

If a Council official has declared a non-pecuniary less than significant interest and it does not require further action, they must provide an explanation of why they consider that the conflict does not require further action in the circumstances.

SPECIAL DISCLOSURE OF PECUNIARY INTEREST DECLARATION

By <i>[insert full name of councillor]</i>	
In the matter of <i>[insert name of environmental planning instrument]</i>	
Which is to be considered at a meeting of the <i>[insert name of meeting]</i>	
Held on <i>[insert date of meeting]</i>	
PECUNIARY INTEREST	
Address of land in which councillor or an associated person, company or body has a proprietary interest (<i>the identified land</i>)	
Relationship of identified land to councillor <i>[Tick or cross one box.]</i>	<input type="checkbox"/> Councillor has interest in the land (e.g. is owner or has other interest arising out of a mortgage, lease trust, option or contract, or otherwise). <input type="checkbox"/> Associated person of councillor has interest in the land. <input type="checkbox"/> Associated company or body of councillor has interest in the land.
MATTER GIVING RISE TO PECUNIARY INTEREST	
Nature of land that is subject to a change in zone/planning control by proposed LEP (<i>the subject land</i>) ⁱⁱⁱ <i>[Tick or cross one box]</i>	<input type="checkbox"/> The identified land. <input type="checkbox"/> Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control <i>[Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]</i>	
Proposed change of zone/planning control <i>[Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]</i>	
Effect of proposed change of zone/planning control on councillor <i>[Tick or cross one box]</i>	<input type="checkbox"/> Appreciable financial gain. <input type="checkbox"/> Appreciable financial loss.

Councillor's Name:

Councillor's Signature: **Date:**

Important Information

This information is being collected for the purpose of making a special disclosure of pecuniary interests under sections 451 (4) and (5) of the *Local Government Act 1993*. You must not make a special disclosure that you know or ought reasonably to know is false or misleading in a material particular. Complaints made about contraventions of these requirements may be referred by the Director-General to the Local Government Pecuniary Interest and Disciplinary Tribunal.

This form must be completed by you before the commencement of the council or council committee meeting in respect of which the special disclosure is being made. The completed form must be tabled at the meeting. Everyone is entitled to inspect it. The special disclosure must be recorded in the minutes of the meeting.

-
- i. Section **443** (1) of the *Local Government Act 1993* provides that you may have a pecuniary interest in a matter because of the pecuniary interest of your spouse or your de facto partner or your relative^{iv} or because your business partner or employer has a pecuniary interest. You may also have a pecuniary interest in a matter because you, your nominee, your business partner or your employer is a member of a company or other body that has a pecuniary interest in the matter.
 - ii. Section **442** of the *Local Government Act 1993* provides that a **pecuniary interest** is an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person. A person does not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision the person might make in relation to the matter or if the interest is of a kind specified in section **448** of that Act (for example, an interest as an elector or as a ratepayer or person liable to pay a charge).
 - iii. A pecuniary interest may arise by way of a change of permissible use of land adjoining, adjacent to or in proximity to land in which a councillor or a person, company or body referred to in section **443** (1) (b) or (c) of the *Local Government Act 1993* has a proprietary interest..
 - iv. **Relative** is defined by the *Local Government Act 1993* as meaning your, your spouse's or your de facto partner's parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child and the spouse or de facto partner of any of those persons.

Item: 05

Subject: BUSINESS ARISING FROM PREVIOUS MINUTES

Item:	5.01		4 December 2018
Subject:	Access Friendly Project		
Action Required:	<ul style="list-style-type: none"> Committee to provide an update about the access visit to Colonial Arcade businesses. Discuss venues for next visit and when this will be scheduled. 		
	Discuss at February meeting.		

Item:	5.02		4 December 2018
Subject:	Access Requests		
Action Required:	<p>1. Accessible updates</p> <ul style="list-style-type: none"> That Pip Cox provide an update about footpath links from Lake Road round-about to the Private Hospital. The footpath has been completed along Central Road linking the retirement village to the Post Office. Update about East Port Bowling Club dish gutter. Update about the Council Report for a \$30k kerb ramp budget proposal. <p>2. Access Reviews</p> <ul style="list-style-type: none"> Update about the DA review of an Entertainment Complex (next to Kmart) that includes cinema, ten pin bowling, gym and cafes. <p>3. Accessible Parking Project</p> <ul style="list-style-type: none"> Update about the next field excursion using iPads to map the car parking spots. <p>4. Changing Places Adult Change Table</p> <ul style="list-style-type: none"> Update about the 'Boundless' Exceloo module. 		

	<p>5. Development of an Airport Access Guide</p> <ul style="list-style-type: none">• Update about an accessible Airport Guide. <p>6. “Hands on History” invitation to the Exhibition Launch.</p> <ul style="list-style-type: none">• Committee members are invited to the Launch at 11am Wednesday 13 February at the Port Macquarie Library. This is part of our Dementia Friendly programme.
	Discuss at February meeting.

Item: 06

Subject: ACCESS TO NOBBY'S BEACH

Presented by: Strategy and Growth, Holly McBride

RECOMMENDATION

That the Access Committee note Mr Laming's concerns.

Discussion

Mr Edward Laming, resident, to address the Committee about his concerns regarding the accessibility to Nobby's Beach for people with a disability and the impact of the proposed Coastal Walk works.

Attachments

Nil

Item: 07

Subject: SOVEREIGN HILLS TOWN CENTRE - DISABILITY ACCESS

Presented by: Strategy and Growth, Holly McBride

RECOMMENDATION

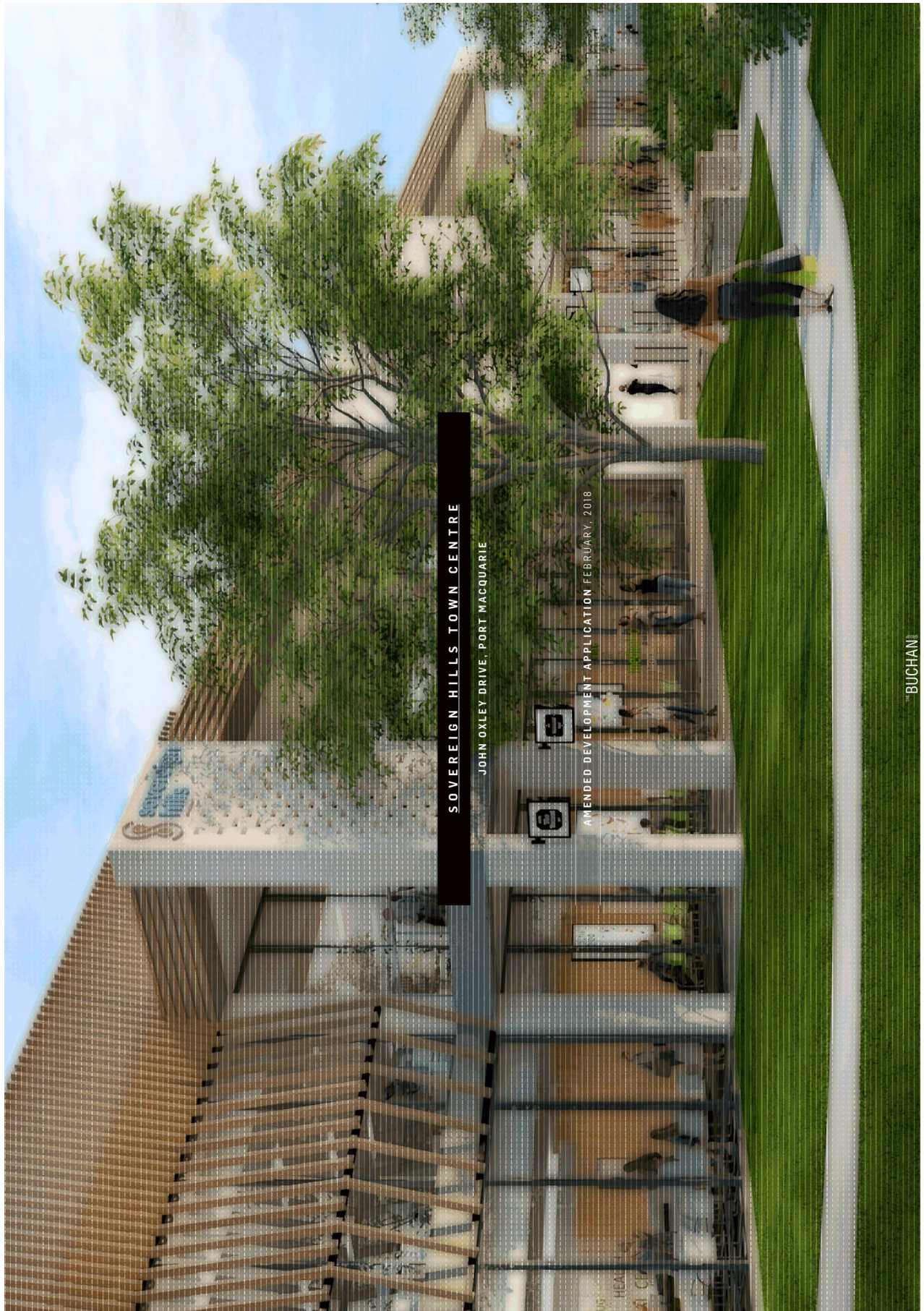
That the Access Committee review the plans for the Sovereign Hills Town Centre.

Discussion

The proposed plans for the Sovereign Hills Town Centre include accessible car parks, amenities and ramps. The Access Committee to provide feedback about the accessibility of the facility that may be included as conditions for the construction certificate to ensure access for all to the centre.

Attachments

1 [View](#). Sovereign Hills Town Centre Plans



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BUCHANARCHITECTURE



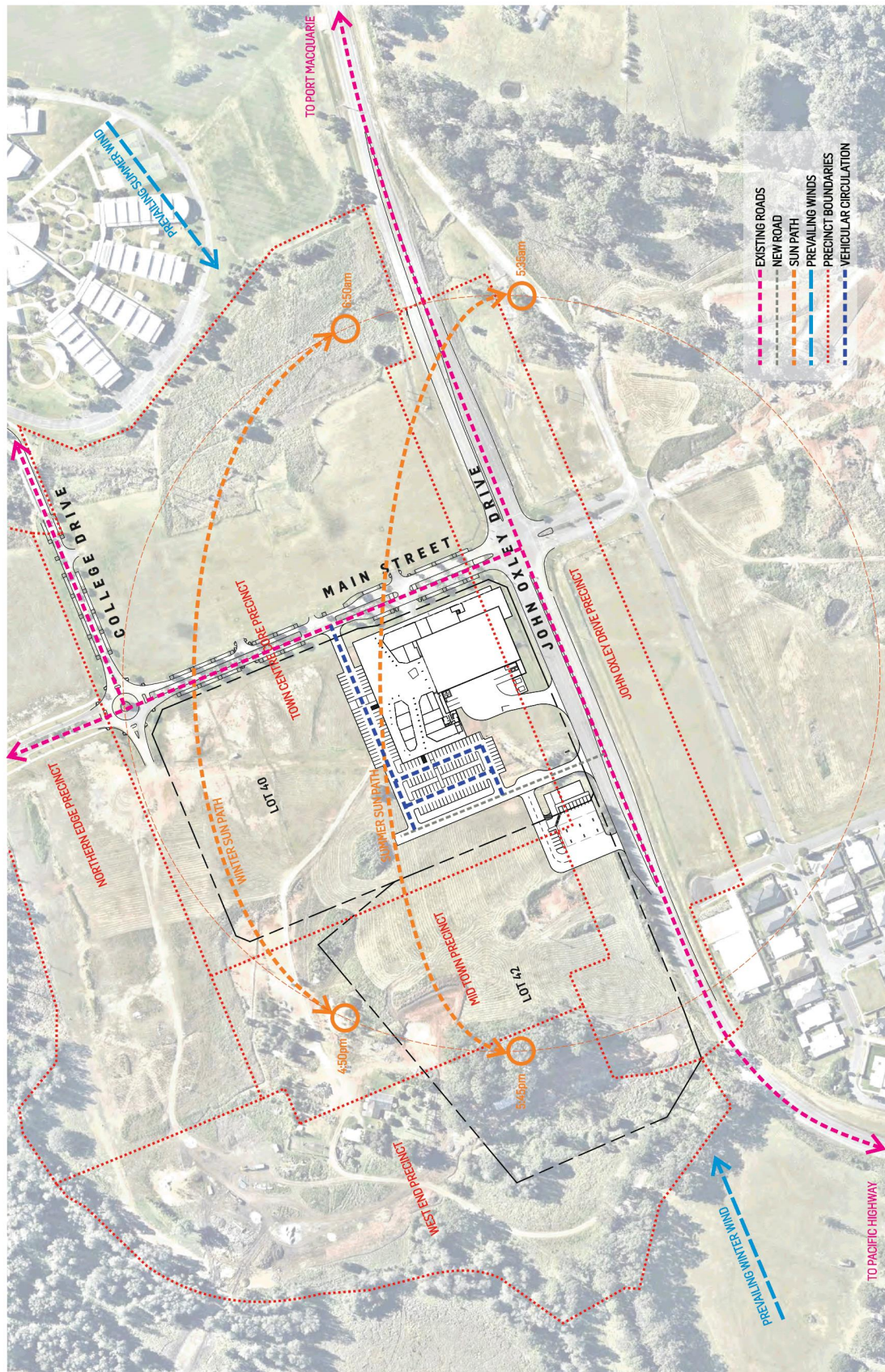
SOVEREIGN HILLS TOWN CENTRE | DEVELOPMENT APPLICATION
JOHN OXLEY DRIVE, PORT MACQUARIE

A-DA-1.01[B]
CONTEXT / LOCATION

NTS@A2 | 717106 FEB 2018

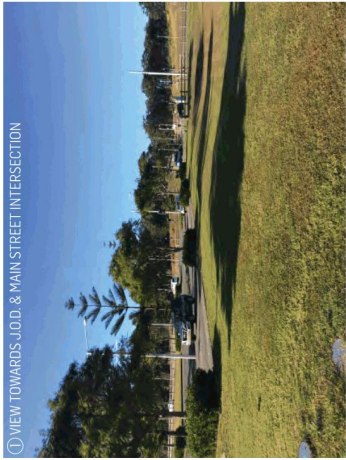
THE BUCHAN ARCHITECTURE

BUCHAN ARCHITECTURE

SOVEREIGN HILLS TOWN CENTRE | DEVELOPMENT APPLICATION
JOHN OXLEY DRIVE - PORT MACQUARIEA-DA-1.02(C)
SITE ANALYSIS

NTS@A2 | 71706 FEB 2018 | THE BUCHAN ARCHITECTURE

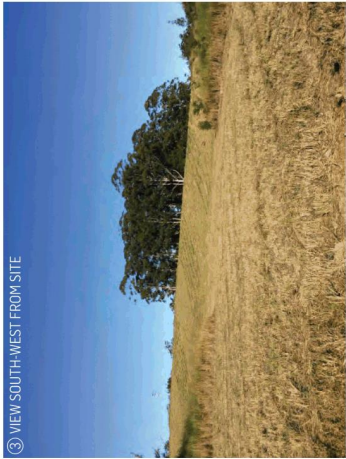
BUCHANARCHITECTURE



① VIEW TOWARDS J.O.D. & MAIN STREET INTERSECTION



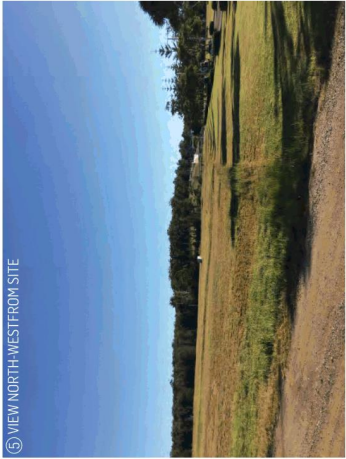
② VIEW SOUTH-WEST FROM MAIN STREET



③ VIEW SOUTH-WEST FROM SITE



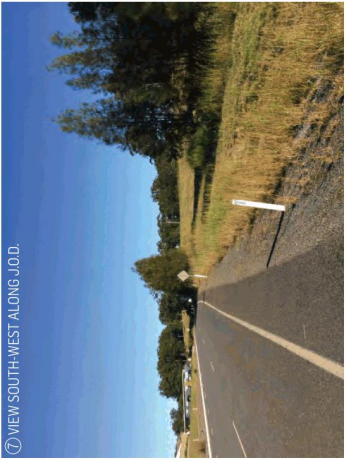
④ VIEW SOUTH FROM MAIN STREET



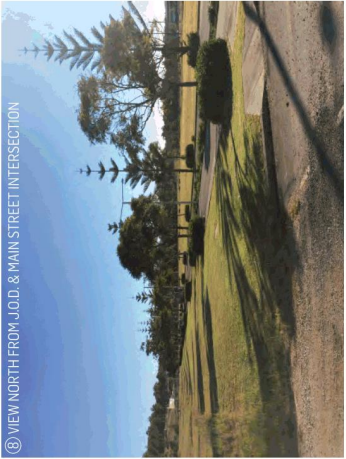
⑤ VIEW NORTH-WEST FROM SITE



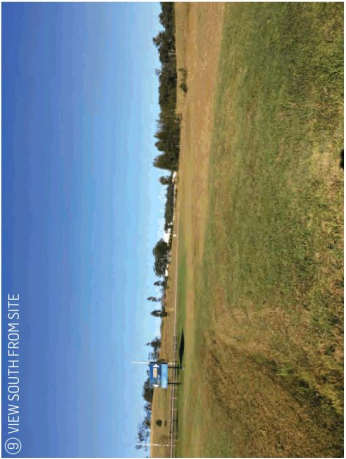
⑥ VIEW NORTH-WEST ALONG MAIN STREET



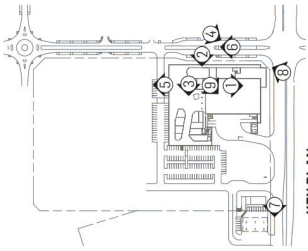
⑦ VIEW SOUTH-WEST ALONG J.O.D.



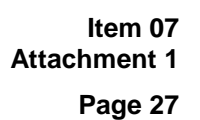
⑧ VIEW NORTH FROM J.O.D. & MAIN STREET INTERSECTION



⑨ VIEW SOUTH FROM SITE



KEY PLAN



BUCHAN ARCHITECTURE



SOVEREIGN HILLS TOWN CENTRE | DEVELOPMENT APPLICATION
JOHN OXLEY DRIVE, PORT MACQUARIE

A-DA-2.01(F)
SITE PLAN

THE BUCHAN ARCHITECTURE
0 37.5M 1:1500@A2 717106 FEB 2018



BUCHAN ARCHITECTURE

THE BUCHAN

717106 FEB 2018

1:500 @ A2

12.5M

0

1:500 @ A2

12.5M

0

1:500 @ A2

12.5M

0

1:500 @ A2

12.5M

0

1:500 @ A2

12.5M

0

1:500 @ A2

12.5M

0

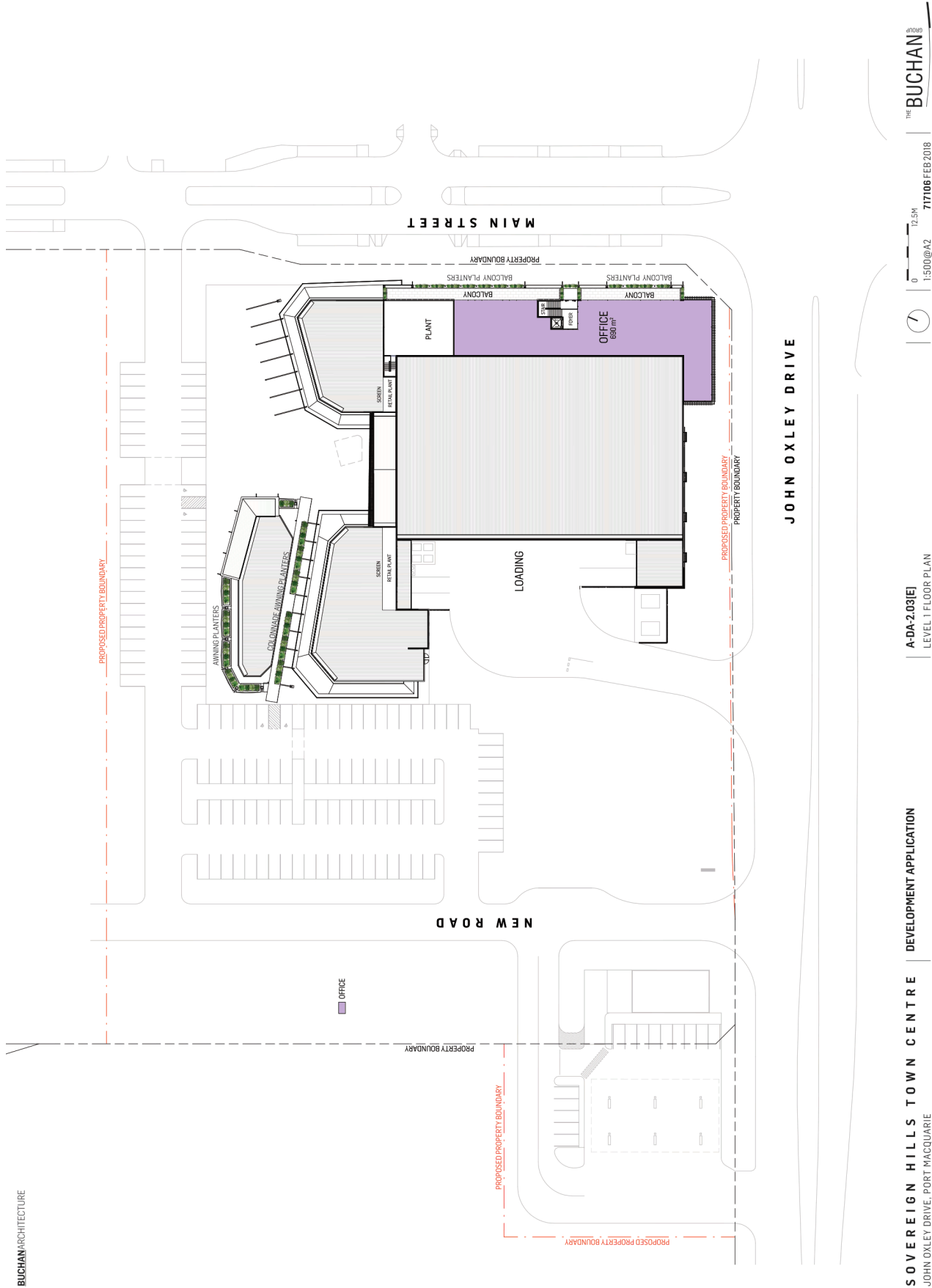
1:500 @ A2

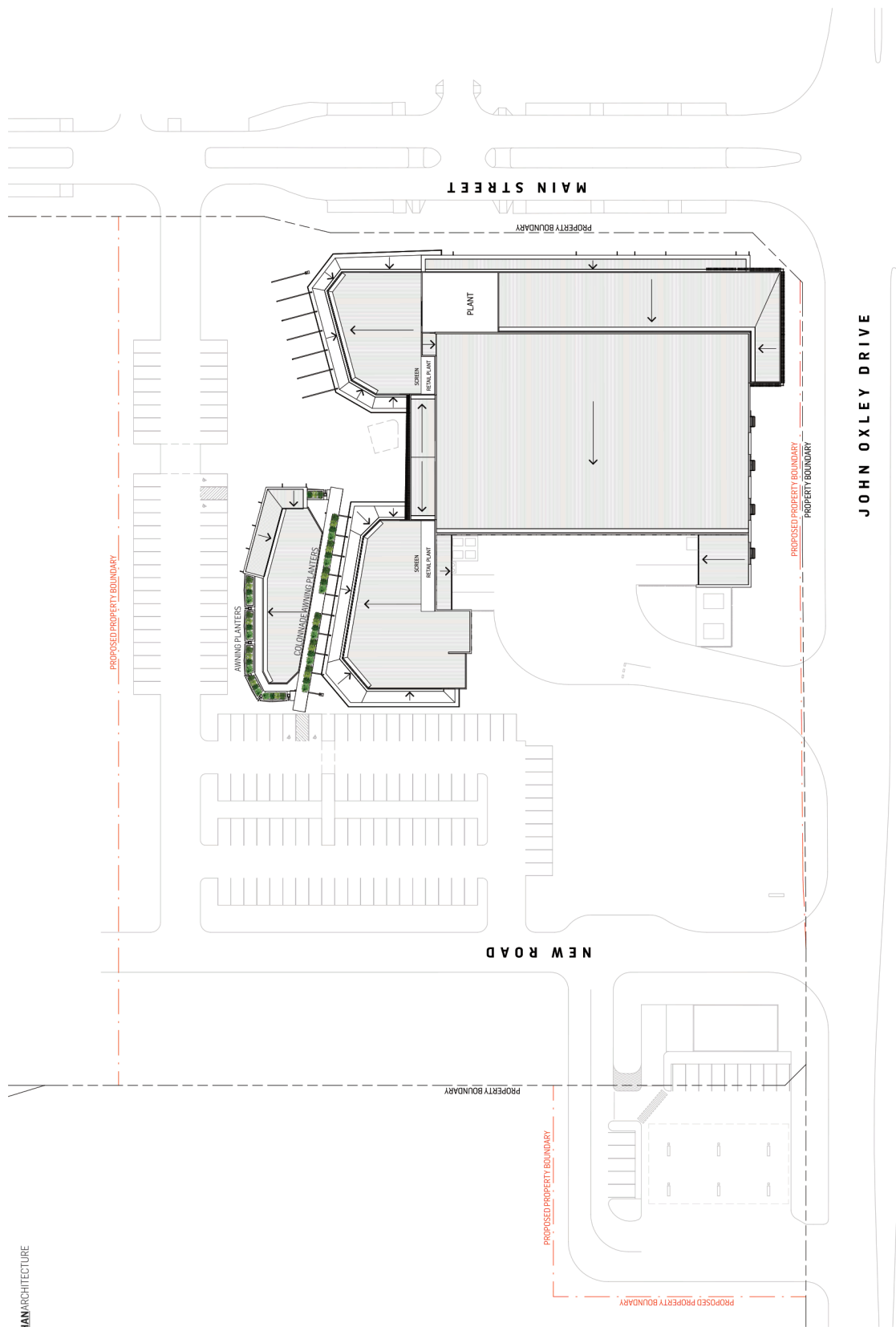
12.5M

0

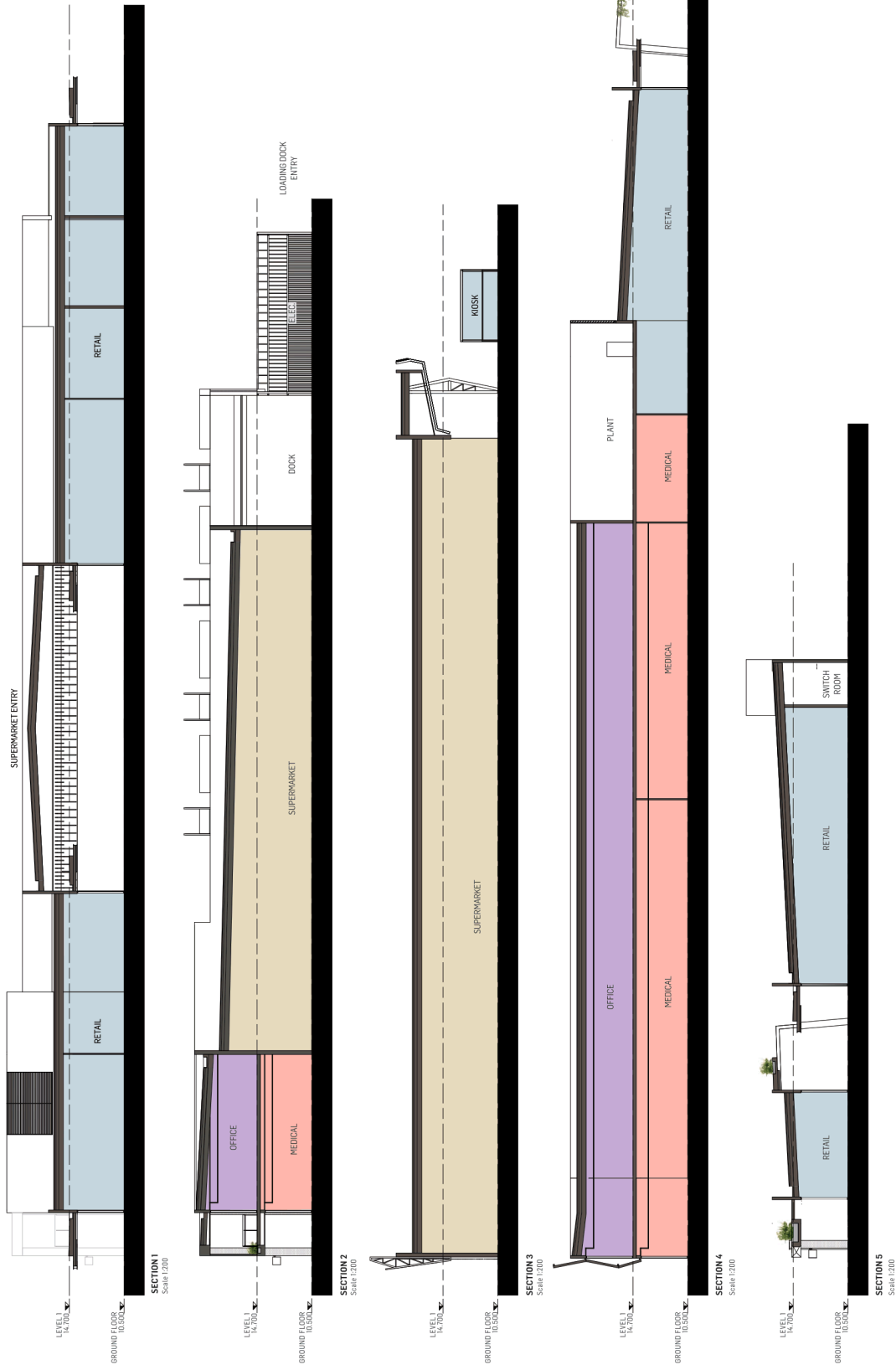
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12.5M

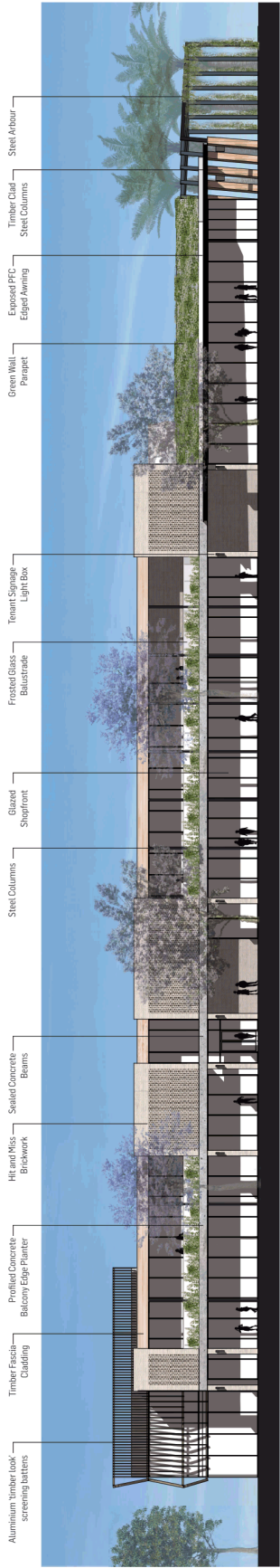




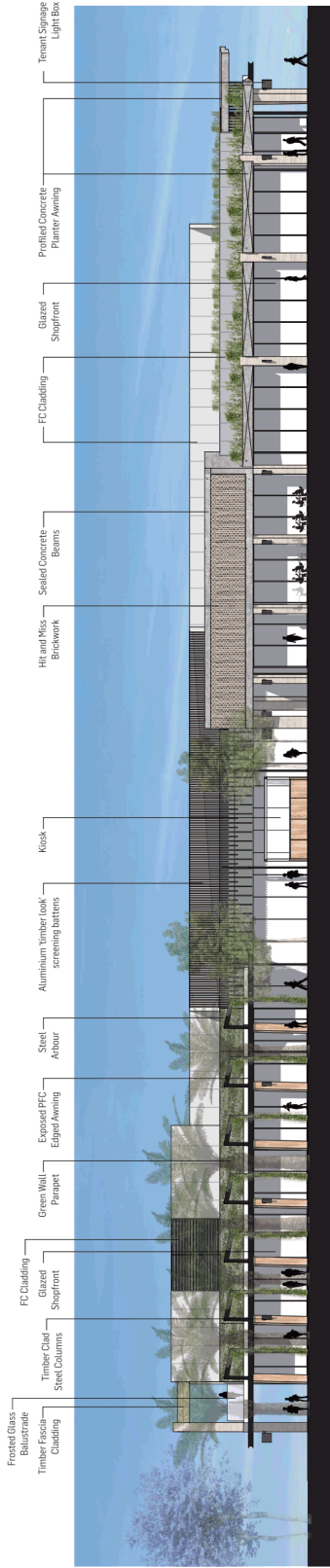
BUCHANARCHITECTURE



BUCHANARCHITECTURE



MAIN STREET ELEVATION
Scale 1:200



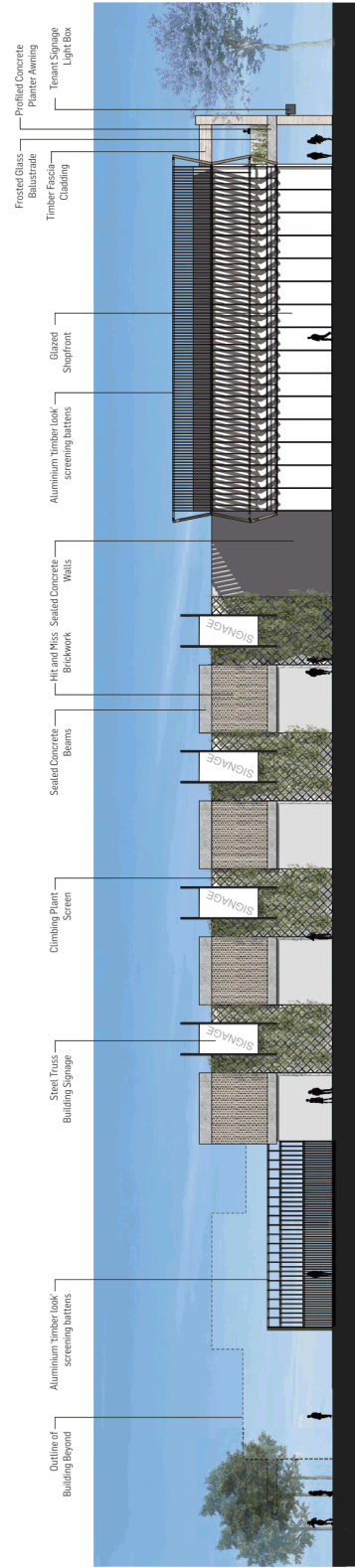
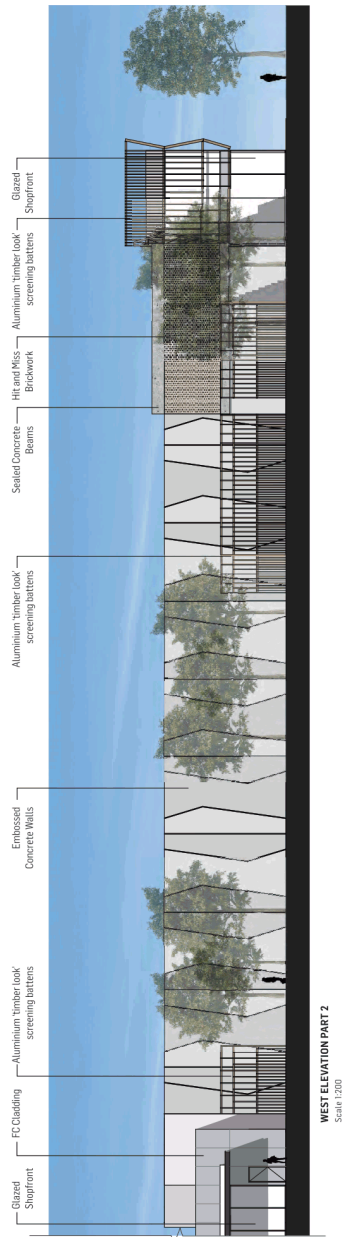
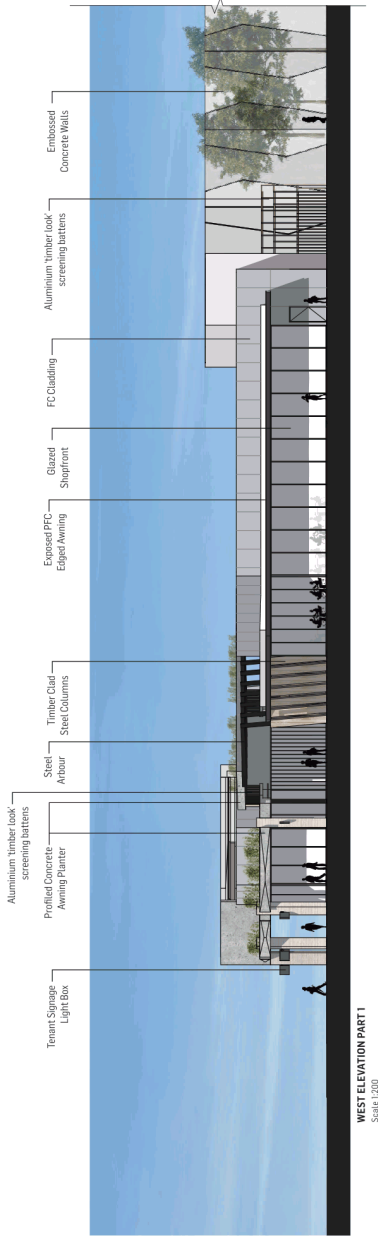
NORTH ELEVATION
Scale 1:200

SOVEREIGN HILLS TOWN CENTRE | DEVELOPMENT APPLICATION

A-DA-4.01(D) | OVERALL BUILDING ELEVATIONS

0 5M
1:200 @ A2
717106 FEB 2018
THE BUCHAN ARCHITECTS

BUCHANARCHITECTURE



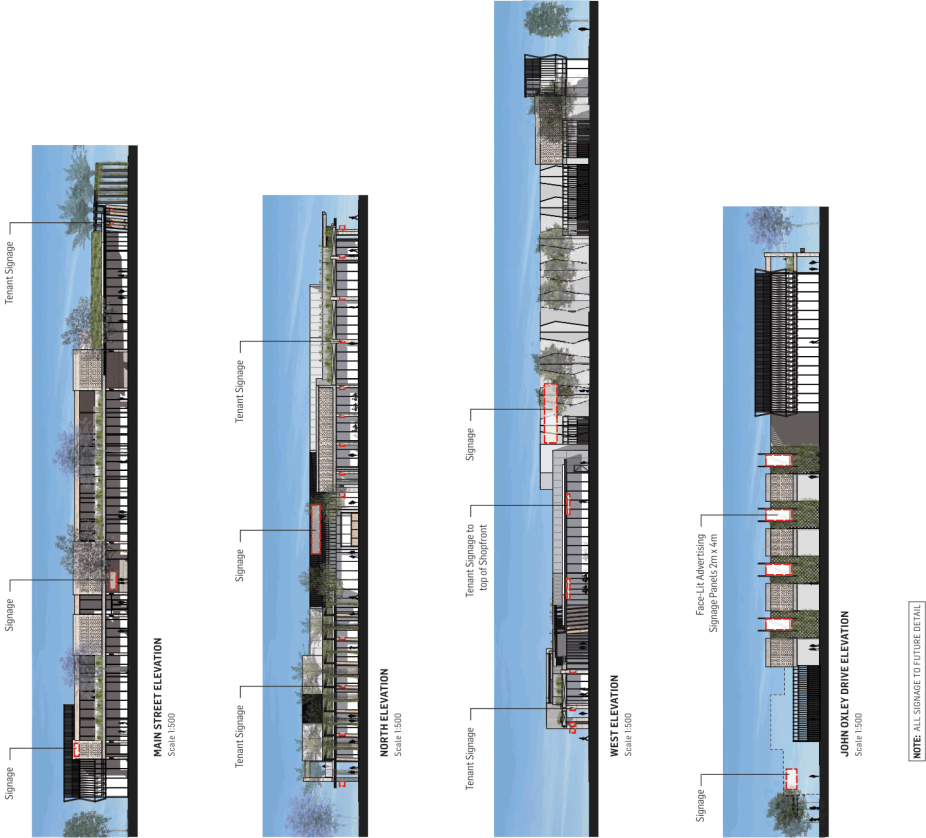
SOVEREIGN HILLS TOWN CENTRE | DEVELOPMENT APPLICATION

A-DA-4-02[D] | OVERALL BUILDING ELEVATIONS

THE BUCHAN

0 5M
1:200 @ A2
717106 FEB 2018

BUCHANARCHITECTURE



BUCHANARCHITECTURE



SOVEREIGN HILLS TOWN CENTRE | DEVELOPMENT APPLICATION
JOHN OXLEY DRIVE, PORT MACQUARIE

A-DA-4.06(A)
PYLON SIGNAGE CONCEPT

0 1.25M 717106 FEB 2018
1:50@A2
THE BUCHAN ARCHITECTS

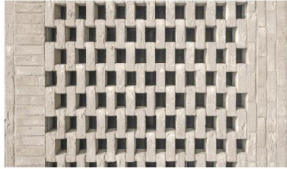
BUCHANARCHITECTURE



PROFILED CONCRETE PLANTER AWNING



SEALED CONCRETE BEAMS



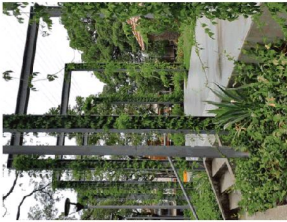
HIT AND MISS BRICKWORK



TIMBER FASCIA CLADDING



ALUMINIUM TIMBER LOOK SCREENING BATTENS



STEEL ARBOUR



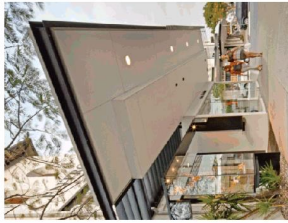
FESTOON LIGHTING



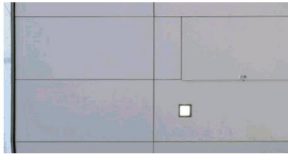
CLIMBING PLANT SCREEN



TENANCY SIGNAGE LIGHT BOX



EXPOSED PPC EDGED AWNING



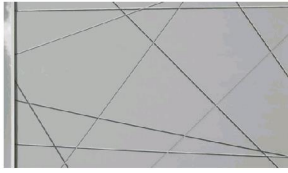
FC CLADDING



TIMBER CLAD STEEL COLUMNS



GREEN WALL PARAPET

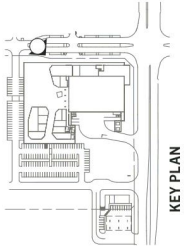


EMBOSSED CONCRETE WALLS



LANDSCAPED RETAIL LANEWAY

BUCHANARCHITECTURE

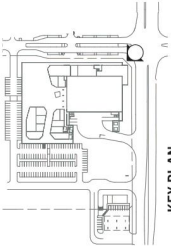


A-DA-6.01(C) | MAIN STREET CARPARK ENTRY

SOVEREIGN HILLS TOWN CENTRE | DEVELOPMENT APPLICATION
JOHN OXLEY DRIVE, PORT MACQUARIE

717106 FEB 2018 | THE BUCHAN ARCHITECTS

BUCHANARCHITECTURE



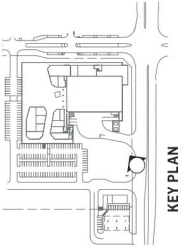
KEY PLAN

A-DA-6.02[C]
CORNER OF JOHN OXLEY DRIVE AND MAIN STREET

SOVEREIGN HILLS TOWN CENTRE | DEVELOPMENT APPLICATION
JOHN OXLEY DRIVE, PORT MACQUARIE

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BUCHANARCHITECTURE



A-DA-6.03[C]
JOHN OXLEY DRIVE

SOVEREIGN HILLS TOWN CENTRE | DEVELOPMENT APPLICATION
JOHN OXLEY DRIVE, PORT MACQUARIE

717106 FEB 2018 | THE BUCHAN ARCHITECTS

