

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 31 January 2024
LOCATION	MS Teams Teleconference

BRIEFING MATTERS

PPSHCC-259 – Singleton – DA.8.2023.455.1 – 147 Gardner Circuit, Singleton Heights 2330 – Proposed Group Home and Community Facility.

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Sue Moore, Sue George
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Darren Wooding, Daniel Dkijic, Daniel Drum, Matt Wierzbicki, Callum Cassidy
COUNCIL ASSESSMENT STAFF:	Sarah Boyton, Benjamin Pogson, Connor Buckley, Ashley McTackett
DEPARTMENT STAFF	Leanne Harris and Holly McCann

COUNCIL BRIEFING:

- Overview of the site and surrounding context.
- DA proposes a group home and community facility plus lot consolidation.
- R1 zone surrounded by medium to low density residential developments.
- Vacant site with no environmental constraints.
- Overview of the proposed development and ancillary works.
- Internal referrals to engineering, health, building, water and sewer.
- Externally the DA has been referred to NSW Police –comments remain outstanding.
- DA was notified in October – 30+ submissions objecting. Main issues raised relate to the type of development, safety, security and loss of property values.
- Assessment ongoing noting that the proposal is permissible and generally consistent with the relevant planning controls.
- Council note the ability to condition the DA for a specific use to address some of the concerns being raised by the community.

APPLICANT PRESENTATION:

- Housing Plus – core and cluster crisis accommodation centre being proposed.
- Existing facility in Orange which has been in operation for 3 years.
- Community Housing Provider, charity and not for profit arrangements.
- Overview of ‘core and cluster’ model.
- Background to the design and funding model.
- Explanation of the floor plans and operating arrangements.
- Overview of streetscape presentation, landscaping and security arrangements.
- Overview of service delivery model.
- Confirmation that the proposal is exclusive to victims of domestic violence and this is tied to the funding model and aims for recovery and support and integration back into the community.
- Typically residents are on a three to six month transition program.
- Confirmation that services are solely for the residents of the facility.

PANEL COMMENTS:

- Clarification and factual information is required regarding the nature of the use as there appears to be a misunderstanding of what the facility actually is or could be.
- The proposal should fit within the residential area and be measured against the Council’s residential planning controls. The built form should read as residential.
- Extent of hard paving should be reviewed including car parking in the front setback and the extent of landscaping proposed.
- The Panel want to understand the adequacy of the proposed open space and this needs to be specifically assessed.
- The Panel expect detailed cross sections to understand the heights of fences and inter-relationships to street frontages and adjoining boundaries.
- Council are to clarify whether monetary contributions are applicable to this development.
- There is a need for a social impact assessment to deal with some of the concerns being raised.
- Council need to follow up with NSW Police and any comments that they have.
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The Panel will hold a public meeting once Council has completed its assessment.