

DETERMINATION AND STATEMENT OF REASONS

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DETERMINATION	16 August 2024
DATE OF PANEL DECISION	16 August 2024
DATE OF PANEL MEETING	14 August 2024
PANEL MEMBERS	Alison McCabe (Chair), Roberta Ryan, Sue Moore, Sue George
APOLOGIES	Tony McNamara
DECLARATIONS OF INTEREST	None

Public meeting held by teleconference on 14 August 2024, opened at 2:00PM and closed at 2.30PM.

MATTER DETERMINED

PPSHCC-259 – Singleton – DA 8.2023.455.1 - 147 Gardner Circuit, Singleton Heights 2330 – Proposed Group Home and Community Facility (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel has had the benefit of several briefings from Council and the applicant. On the 7th of May 2024 the Panel held a public meeting to hear from those who had made a submission and inspected the site.

The applicant provided further information, including a Social Impact Assessment which has been considered by the Panel. The Panel has considered the assessment report, and the matters raised in the submissions.

The proposal is for a residential use within an existing residential area. The provision of facilities like these in an existing community is important to the health and wellbeing of the future occupants. The proposed development will provide a social and public benefit to the broader community.

The potential impacts arising from the development can be managed and mitigated. The proposal has merit and could be approved.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the council report and for the following reasons:

- i. The proposed development has been designed to the site conditions and the impacts arising from the development can be mitigated.
- ii. The proposed development will meet an urgent need for these types of facilities in the broader area.
- iii. The built form response is compatible with the surrounding streetscape and context.

CONDITIONS



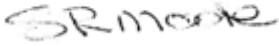

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The Panel notes that issues of concern included:

- Concerns surrounding the exhibition process
- Traffic and access
- Social and economic impacts
- Planning and environmental impacts including permissibility, streetscape, noise and lighting
- Potential for crime

The Panel considers that concerns raised by the community have been adequately addressed in the assessment report and that no new issues requiring assessment were raised during the public meeting.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Roberta Ryan
 Sue George	 Sue Moore

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSHCC-259 – Singleton – DA 8.2023.455.1
2	PROPOSED DEVELOPMENT	Mixed Use Development - Group Home and Community Facility
3	STREET ADDRESS	147 Gardner Circuit, Singleton Heights 2330
4	APPLICANT/OWNER	Housing Plus
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Housing) 2021 Singleton Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Singleton Development Control Plan 2014 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Fire Safety Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 24 July 2024 Written submissions during public exhibition: 82 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Geoff Stevenson, Kerrie Landers On behalf of the applicant – Darren Wooding, Daniel Dkijic, Daniel Drum, Bronte Rivers, Callum Cassidy
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Preliminary Briefing: 31 January 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Sue Moore, Sue George <u>Council assessment staff</u>: Sarah Boyton, Benjamin Pogson, Site inspection: 7 May 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Sue Moore, Sue George Public Briefing Meeting: 7 May 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Sue Moore, Sue George Council staff: Sarah Boyton, Benjamin Pogson Verbal submissions: Geoff Stevenson, Hollee Jenkins on behalf of Rebecca Smith and Jack Morris. Final briefing to discuss council's recommendation: 14 August 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Sue George, Sue Moore <u>Council assessment staff</u>: Sarah Boyton, Mary-Anne Crawford
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report