

**RECORD OF PRELIMINARY BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 27 February 2024
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTERS**

PPSHCC-274 – Port Stephens – DA 16-2023-707-1 – 4A Vardon Road Fern Bay 2295 – Seniors Housing Development (independent living units) comprising 172 dwellings, community centre, recreation facilities, open space, site works and associated infrastructure

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Roberta Ryan, Ryan Palmer, Giacomo Arnott
<b>APOLOGIES</b>	Tony McNamara
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>APPLICANT REPRESENTATIVES</b>	Alan McKelvey, John Stevens, Chris Old, Michael Rodgers, Andrew Brown, Coral Hardwick and Natale Black, Stephen McMahon
<b>COUNCIL ASSESSMENT STAFF:</b>	Dylan Mitchell, Jeren Myers
<b>DEPARTMENT STAFF</b>	Leanne Harris and Holly McCann

**COUNCIL BRIEFING:**

- Various pre-DA discussions were held with Council and Council considers that the application is comprehensive.
- Council has issued a preliminary RFI dealing with traffic and engineering, planning and assessment of offsite infrastructure (sewer). Off-site impacts relate particularly to Aboriginal heritage impacts.
- The DA will be considered by the Council's Urban Design Panel next month.
- A local DA has been approved by Council to amend the golf course design (Heritage NSW supported) and the current proposal will be located over part of the existing old course.
- The site is highly significant in terms of Aboriginal Archaeology and the DA has been referred to NSW Heritage.
- Overview of site and surrounding land uses and context discussed.
- The key issue to date relates to the proposed site access which will be via a left in left off Nelson Bay Road. The site is currently serviced by an existing access handle off Varden Rd and both Council and TfNSW have raised concerns with the proposed arrangements, and these have been provided to the applicant.

**APPLICANT PRESENTATION:****Planning Panels Secretariat**

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[www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)

- Golf Course location on important Worimi land.
- Background to the club and site history provided.
- Site context and proposed reconfiguration of the golf course now approved by Council.
- Background to the site design and investigations to inform the current proposal.
- Overview of the proposal / site masterplan.
- Acknowledgement of the RFI in relation to site access arrangements which is currently being worked through, noting the access proposed to Nelson Bay Road is in response to highly significant Aboriginal landscape constraints within the existing access to Vardon Road.
- Overview of pre-DA consultation and specialist reports which support the DA.
- Explanation of cut and fill – overall site balance and limited to development footprint.
- Explanation of vegetation assessment and retention strategies.

#### **PANEL COMMENTS:**

- The Panel will need to understand the Aboriginal Heritage Impacts as this will be fundamental to the proposal.
- The DA needs to demonstrate how it meets the accessibility requirements under the SEPP in terms of access to services for seniors living.
- The social impacts need to be considered and assessed. The requirement for management plans for access to services, accessibility to public transport/location of bus stops etc need to be considered.
- The Panel noted the proximity of other seniors living developments in Fern Bay and notes that the DA needs to be considered against the adopted Fern Bay strategic framework.
- Traffic and access will be a key issue that will need to be worked through and resolved and the Panel will need to understand why the existing golf course access cannot be utilised.
- The Panel noted that parts of the site are flood prone and will need to understand the degree of landform modification and loss of vegetation proposed. Detailed cross sections to demonstrate transitions, cut, fill and retaining particularly to interfaces will be required if not already provided.
- The Panel understands that the proposal will be considered by the Urban Design Panel and will want to understand rational for the urban design principles proposed including setbacks and streetscape presentation.
- The Panel expects that the relationship between future residential development and operation of the golf course (stray balls etc) has been considered and addressed in the design proposed.

Panel will inspect the site and seek further briefings as required.