

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 7 August 2024
LOCATION	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

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF:	Dylan Mitchell, Emily Allen
DEPARTMENT STAFF	Leanne Harris

COUNCIL BRIEFING:

- Contamination:
 - Site sampling numbers are low and some PFAS has been identified and Council is recommending that further site testing is required.
 - The applicant is concerned about delays due to Aboriginal heritage requirements.
 - Council have confirmed to the applicant that the work is required.
- Dewatering:
 - The applicant has not provided a dewatering plan.
 - The applicant has declined the Integrated development pathway.
 - The Panel and council need to understand the impacts therefore it should be provided.
 - Relationship between ASS and dewatering needs to be understood.
- Offsite works:
 - Additional information provided and is being assessed.
- Urban Design Panel
 - 3 referrals.
 - Plans amended in response to comments with increased setbacks, additional shading and landscape, communal facility and pedestrian network improvements.
- Biodiversity is generally acceptable except for a conflict with the biodiversity management plan associated with a local DA for the golf course which is still being assessed.

- Flooding needs further assessment given the sensitive land use proposed. Council considering whether any design amendments are required and emergency evacuation.
- Aboriginal Heritage – GTAs issued by HNSW.
- Traffic / Road Safety
 - Applicant now proposes access from Nelson Bay Road with a right turn in (not just left in and left out).
 - Proposal is not supported by Council or TfNSW – both recommended access via Vardon Road
 - Vardon Road option will need to offset car parking loss on site but Council think this is acceptable subject to some further assessment.

PANEL COMMENTS:

- The Panel reiterates the comments from the briefing in February 2024.
- The Panel needs to understand any amendment to the local approved golf course DA resulting from this proposal, and this should form part of the assessment for the Panel.
- The key issue to date relates to the proposed site access. The Panel notes that the applicant has suggested an amended arrangement which now includes a right turn in via Nelson Bay Road. The Panel understands that both Council and TfNSW have raised concerns with this arrangement. The Panel also notes that the applicant has not supplied a Road Safety Audit as part of its traffic management response to the questions raised to date.
- The Panel has concerns with both the left in / left out and the right turn in proposals and expects the applicant to explore alternative access arrangements from Vardon Road.
- Given the concerns raised to date in relation to traffic access the Panel expect the applicant to provide Council with an indication as to whether they are willing to explore options for access to the site other than from Nelson Bay Road. In the event that the applicant is unwilling Council should complete its assessment based on the information currently available to it.