

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 29 May 2024
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-283 –Newcastle – DA2024/00151 - 190 Brunner Road, Adamstown 2289 - Affordable Housing Residential Flat Building

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Tony McNamara, John Mackenzie, Peta Winney-Baartz
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Howard Taylor, Royce Lucero, Carolyn Howell, Deborah Gilbert.
COUNCIL ASSESSMENT STAFF:	Iain Watt, Damian Jaeger
DEPARTMENT STAFF	Leanne Harris; Holly McCann

COUNCIL BRIEFING:

- Proposal is for Affordable Housing through NSW Housing (100%).
- Applicant attended a Pre DA and have been responsive to the matters raised.
- The site is within the Adamstown Renewal Corridor planning framework area. The controls are seeking to achieve activation along the Brunner Road frontage. The applicant is proposing a community 'art gallery' with changing installations in response to this.
- The site is split zoned – R4 and R3.
- Compliant with height requirements under the SEPP.
- Compliant with FSR under the LEP.
- Design – proposal currently going through the UDRP process. Comments have been predominantly positive with some issues still being worked through in terms of materials, Teralba Rd entry and security around bike storage.
- Site context and surrounding uses discussed.
- Site is currently used as affordable housing.
- Approximately 800m to the nearest train station.
- Social impact assessment has been provided and is being reviewed.
- Issues – some further work on design, engineers have some concerns re waste, car parking and swept paths which are being worked through.

Planning Panels Secretariat

APPLICANT BRIEFING:

- Overview of Homes NSW and background to social housing in Newcastle
- Overview of the subject site and existing use and surrounding context.
- Overview of the proposal – requires consent as not exempt.
- Overshadowing and impacts associated with approved development to the south.
- Specialist reports provided including arborist, access, traffic and parking and contamination.
- Pre-lodgement consultation
- Design issues being worked through from UDRP.
- Council has received 8 submissions – issues with traffic, car parking, crime, anti-social behaviour, extent of notification.

PANEL COMMENTS:

- The Panel want to understand the activation requirements for the Renewal Corridor and the practicality of what is being proposed.
- Panel want to understand the extent of tree removal on the site and landscaping outcomes. The possibility of tree retention, particularly on the boundaries should be explored.
- Provision for EV charging stations needs clarification and response from applicant in respect of this issue.
- The Panel want a clear understanding of the proposed waste collection arrangements. On street collection may be acceptable because of the affordable social housing proposed.
- The Panel will view the site and hear from those who made submissions in response to the Council's exhibition process.
- Contamination report must have the right conclusions about the site being suitable or being able to be made suitable. If there are data gaps these need to be addressed.
- The Panel expects the applicant and Council to carefully work through the solar access issue.
- Detailed cross sections need to be provided to clarify height, materials etc of boundary interfaces, particularly on the northern boundary.

The Panel will seek further briefings as required.