

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 18 November 2024
<b>LOCATION</b>	MS Teams Videoconference

## BRIEFING MATTERS

PPSHCC-312 – Port Stephens– DA 16-2024 – 420 - 1 – 35 Phillip Street, Raymond Terrace 2324 – Multi-dwelling housing

## PANEL MEMBERS

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

## OTHER ATTENDEES

<b>APPLICANT REPRESENTATIVES</b>	Kelly Preston, Wei Ji, Penny Smith, Tarshan Ahmed, Rabi Yue Sui, Noah El-Sabsabi, Jesse Wilson
<b>COUNCIL ASSESSMENT STAFF:</b>	Emily Allen, Chris Primrose
<b>DEPARTMENT STAFF</b>	Leanne Harris, Holly McCann

## COUNCIL BRIEFING

- Proposal is for a combination of social and affordable housing in an existing social housing precinct – 13 units in total - 6 will be social (LAHC) and 7 for affordable housing (Hume) together with a two-lot subdivision.
- 3 existing houses to be demolished on 3 allotments.
- 13 trees to be removed – 6 natives and 7 exotics.
- Overview of site and surrounding context provided.
- Site is serviced by public transport (bus).
- Site is partially flood affected – low hazard and flood fringe area.
- Zoned R2, multi dwelling housing permissible.
- Clause 4.6 variation submitted for variation to minimum lot size (750 square metres) for one lot. Still under assessment.
- RFI issued – key matters:
  - Adequacy of social impact assessment,
  - Entry arrangements for unit 6 (LAHC),
  - Solar access to private open space,
  - Need for a surveyed subdivision plan
  - Engineering and stormwater matters,

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- Vehicle manoeuvring arrangements.
- Council met with applicant in Oct to discuss the RFI and preliminary revised plans but these are yet to be submitted to Council.
- No submissions received during public consultation.

#### **APPLICANT BRIEFING**

- Overview of proposed social and affordable housing development.
- Site context and planning controls explained.
- Site partially bushfire prone and partially flood prone.
- Detailed RFI issued and plans being amended in response.
- Overview of proposed amendments including entry to the LAHC unit 6, two additional car parking spaces and inclusion of a vehicle turning bay.
- Updated landscape design prepared.
- Overview of engineering response.
- Amended social impact assessment being finalised.
- Explanation of 4.6 justification.
- Overview of the pilot project for social and affordable housing in this precinct and Hume role as a community housing provider.

#### **PANEL COMMENTS**

- The Panel raised no specific issues with the built form and scale of the development but had questions and comments in relation to details surrounding the presentation to the street, functionality of some elements and proposed fencing and landscaping details.
- The Panel questioned the proposed garbage storage arrangements and the option of one communal space with reciprocal rights of access. Garbage areas need to be appropriately screened.
- The Panel will need to understand traffic impact and parking arrangements, compliance with the relevant planning controls and expectations regarding on -street parking in this locality. The Panel questioned the functionality of the proposed parking arrangements for the LAHC units.
- Bus frequency and arrangements for the adjacent bus stop need to be clarified and confirmed.
- The requirements of clause 5.21 (Flooding) need to be considered and factually dealt with in the assessment.
- The Panel questioned the extent of hard stand and encroachment into front setback, and the resultant street frontage presentation and the need for this to be balanced with good landscaped outcomes.
- The Panel also questioned the extent of tree removal, particularly along the northwestern boundary and the need for replacement canopy trees as part of the proposal. Opportunities along street frontages should be explored.
- Private open space calculations need to be assessed.
- The Panel want to understand any sustainability measures that are being incorporated into the development.
- Consideration needs to be given to fencing and security for residents. LAHC Unit 4 is open to both streets and the private open space adjacent to the street due to the proposed bin storage does not have any privacy. The north facing elevation is compromised also because of the location of the bin storage.
- The location of the garbage storage and hard stand, and relationship to the townhouses and street should be reviewed, particularly in respect to LAHC Unit 4.
- The draft social impact assessment needs to consider the existing social housing context and extent of existing social infrastructure and services as well as any consultation requirements for SIAs.

The Panel understand that amended plans and documentation will be lodged shortly with Council and expects the assessment to be dealt with efficiently and the DA to be scheduled for determination as soon as practical.

#### **Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)