

RECORD OF INITIAL BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 14 January 2025
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC - 334 – Port Stephens – DA 16-2024-542-1 – 4 1 Fleet Street, Salamander Bay 2317 – Multi-dwelling housing

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe, Tony McNamara, Leah Anderson, Giacomo Arnott
APOLOGIES	Roberta Ryan
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Erin Daniel, Barney Collins, Georgie Collins, Stephen Lambourne, Neil Slater
COUNCIL ASSESSMENT STAFF:	Courtney Sargent, Emily Allen
DEPARTMENT STAFF	Leanne Harris, Holly McCann

COUNCIL BRIEFING

- Proposal is for a change of use of 36 existing cabins to dwellings, upgrade works to 11 cabins and construction of 32 new townhouses with a community title subdivision.
- The site has historically been used for tourist and visitor accommodation and the cabins are privately owned.
- Significantly sloping site.
- Site is zoned R2 Low Density Residential and C2 Environmental Conservation. No physical works are proposed in the C2 zone.
- Surrounding context and adjoining development discussed and explained.
- There are active local DAs on the site. A DA for seniors living which created and cleared the APZ -is to be surrendered. A local DA for demolition of some structures is also in place.
- No further vegetation clearing proposed as part of the current proposal.
- DA is currently on notification with 10+ submissions (objections). Key concerns relate to vegetation clearing (under the previous consent) and a proposal to use the fire trails for construction purposes.
- The proposal was considered by Council's UDP prior to lodgement and was not supported. Minor changes have been made to the lodged DA.
- Council is intending to issue an RFI following the briefing.
- Key issues identified to date:

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- Construction access (use of fire trails not supported) - ecological impacts with Koala and Powerful Owl specifically being considered.
- Amenity - small private open spaces accessed from bedrooms rather than living spaces for 3 units.
- Noncompliance for solar access in accordance with the DCP.
- Height exceeds 9 m limit - supported by a cl 4.6 request which needs to be further considered.
- Construction of garages in front setback to Fleet Street
- Lack of connectivity and footpaths through the site
- Visitor car parking.
- Contamination - applicant has determined that no further assessment required - Council will need some further information.
- Lack of information regarding the Community title arrangements.

APPLICANT BRIEFING

- Overview of the proposal for change of use, multi dwelling housing and community title subdivision.
- Description of the existing site and existing consents.
- Site constraints explained, zoning, bushfire prone, coastal use environment, drainage etc.
- Differing floor plan options for sales purposes.
- Overview of the specialist reports and investigations including, bushfire, traffic and parking, stormwater, visual impact assessment, height, landscaping
- Issues:
 - No further vegetation clearing.
 - Housing being provided
 - Improved design and compatibility with the existing character
- Overview of architectural designs proposed.

PANEL COMMENTS

- Whilst infill housing is acceptable, the proposed development must meet the broader planning controls and function effectively as a new residential development. The Panel expect good amenity and privacy for the dwellings and accessibility and connectivity within the site.
- The Panel will not be supportive of dwellings that do not meet the Council's open space requirements.
- The Panel want to understand the access arrangements, management and use of the APZ.
- The Panel questions the use of the fire trails for construction rather than the street network. The Panel will be looking at this closely noting issues with ecology and community concerns that have been raised.
- Waste collection is a key consideration and will be fundamental to the design of the proposal. Notwithstanding the proposed use of private contractors, the proposal must demonstrate how Council can collect waste from the site. A detailed Operational Waste Management plan will be required.
- Similarly, the proposal needs to accommodate emergency vehicle access and demonstrate how this will occur including fire trucks and hydrants given the narrow width of streets proposed.
- A 3D solar impact assessment is required to enable proper assessment of impacts.
- As this is a change of use application the requirements of the SEPP in relation to contamination needs to be satisfied.
- Building standards need to be met for the existing cabins.
- The applicant needs to give due consideration to the comments made by the Council's UDP in relation to the density of development, traffic impacts, separation distances etc.
- A Community title subdivision plan and management statement will be required. The existing community title and new arrangements need to be understood.
- Detailed cross sections are to be provided to demonstrate the relationships to the existing built form both within and adjacent to the site. The Panel want a clear understanding of how the proposal sits within the existing locality and context.

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- The Panel notes that Council will be requesting further information in relation to car parking and traffic assessment required including visitor parking arrangements.
- Better visual impact documentation and photomontages from the waterway and streets will be required to understand what the development will look like from public areas and will form part of the consideration of the 4.6 request to vary the height.

The Panel expect the applicant to keep liaising with Council and be responsive to any RFIs and will seek further briefings if required. Given the number of submissions the Panel will need to hold a public determination meeting when Council has completed its assessment.