

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 30 September 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, Giacomo Arnott
APOLOGIES	Roberta Ryan, Tony McNamara, Leah Anderson
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF:	Courtney Sargent, Mat Egan
DEPARTMENT STAFF	Holly McCann

KEY ISSUES DISCUSSED

- Original proposal reduced from 32 to 30 townhouses.
- Height exceedance reduced from 1.57m (17%) to 0.69m (7%), with fewer dwellings exceeding limits.
- Improved pedestrian connectivity and landscaping – however, concerns remain about setbacks, building separation, and minor non-compliance with private open space.
- Asset Protection Zone (APZ) is located on a separate lot, not included in the community title.
- Asset Protection Zone (APZ) contains habitat for endangered species (koalas, powerful owls, orchids) – koala sightings recorded in both Asset Protection Zone (APZ) and residentially zoned land.
- Community concern over vegetation clearing.
- Construction access proposed through ecologically sensitive bushland – no acceptable alternative provided.
- Internal roads are narrow – concerns about access for fire trucks, especially aerial appliances.
- Swept paths provided only for medium rigid vehicles – insufficient for larger emergency vehicles.
- Proposal to place 60+ bins on Fleet Street for collection raises concerns about practicality and long-term viability.
- Need for updated fire access plans and hydrant locations.

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

- Concerns about long-term management of Asset Protection Zone (APZ) and potential for land to be sold off.
- Reliance on outdated or separate DA consents for Asset Protection Zone (APZ) management.

COUNCIL BRIEFING

- Strong opposition to any ground disturbance in the Asset Protection Zone (APZ).
- Emphasis on updating the Bushfire Vegetation Management Plan (BVMP) to reflect current development.
- Recommendation to consolidate Asset Protection Zone (APZ) into the community title or apply enforceable covenants.
- Suggestion to consult experts on koala-safe fencing and access.
- Request for cross-sections and RLs to understand building relationships to land and Asset Protection Zone (APZ).
- Emphasis on ensuring private open space is usable – recommend increasing balcony sizes where ground-level space is insufficient.
- Waste strategy must be sustainable and not reliant on individual effort.

PANEL COMMENTS

- General support for in fill housing where well designed and ecological concerns are addressed.
- Acknowledgement of applicant's design improvements.
- Construction access through ecologically sensitive areas, is not supported.
- Need a construction management plan that avoids ecologically sensitive areas.
- Request for more clarity on setbacks, building separation, and open space usability.
- Emphasis on long-term management of Asset Protection Zone (APZ) and ecological areas – need detail and question whether this should be community land, as opposed to enforceable covenants to address long term ecological and fire management.
- Request for detailed cross-sections and site plans with dimensions – particularly in regard to APZ.
- Clarify pedestrian access through Asset Protection Zone (APZ) only if ecologically viable and non-impactful to endangered species.
- Provide cross-sections and RLs for dwellings near Asset Protection Zone (APZ).
- Ensure all dwellings meet private open space standards – increase balcony sizes or reconfigure layouts as needed.
- Clarity required regarding states of existing consent – will it be surrendered?
- Provide updated swept paths and hydrant locations – consult Fire and Rescue NSW for compliance. This may require redesign of internal roads to accommodate aerial fire trucks and emergency vehicles.
- Develop a sustainable waste management plan with on-site bin storage and collection infrastructure.
- Respond to all outstanding Requests for Information (RFIs).