



**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 22 July 2025
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTERS**

PPSHCC-363 – Central Coast – DA/2371/2023 - 12 – 14 Jennings Road, Wyong 2259 – Multi Dwelling Development

**PANEL MATTERS**

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Rachel Stanton
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Doug Eaton declared a perceived conflict of interest as he is a resident in the same street as the development.

**OTHER ATTENDEES**

<b>APPLICANT REPRESENTATIVES</b>	Dan Lincoln, Wei Ji, Bryce Luke, William Phelps, Susan Tabikh, Penny Smith
<b>COUNCIL ASSESSMENT STAFF:</b>	Emma Brown, Salli Pendergast, Tania Halbert
<b>DEPARTMENT STAFF</b>	Leanne Harris, Holly McCann

**COUNCIL BRIEFING**

- DA is for 7 social housing units and 13 affordable housing units.
- Assessment issues not resolved at this stage and Council are concerned that it is an over-development of the site.
- Council's position is that private and communal open space, solar access, accessibility and car parking are compromised.
- Waste and engineering matters have been resolved.
- Materiality, built form and design principles are also of concern.
- The site is Zoned R3. The DA is Infill Affordable Housing under the Housing SEPP which triggers the Low Rise Housing Diversity Code.

**APPLICANT BRIEFING**

- Applicant is a registered community housing provider and has funding for this project (Hume Community Housing). Background to Hume, site acquisition, and previous DA on the site discussed.

- This development is for 7 social housing units and 13 affordable housing units which will be operated by Hume on behalf of the State.
- No community objections.
- DA lodged in 2023 and grant funding at risk if not delivered soon.
- Will be retained and managed by Hume for a minimum of 25 years.
- Overview of the site and surrounding context provided with planning controls and environmental constraints discussed (flooding and bushfire).
- Multi-dwelling, two storey dwellings are proposed, with landscaping, internal vehicle circulation and 12 car spaces.
- Floor plans, elevations, landscaping, private open space, earthworks and engineering explained.
- Rationale for non-compliances against Low Rise Housing Diversity Code detailed (private and communal open space).
- Ongoing assessment matters include social impacts, visual/streetscape, dwelling amenity, communal open space and environmental considerations.
- Due to grant funding arrangements there is no scope to reduce the number of units and if this proposal does not progress it is tied to other similar projects and all would be at risk.
- Applicant's position is that the proposal is fully compliant with standards for solar access.

## **PANEL COMMENTS**

- The Panel want a very clear understand of the compliance or otherwise with the SEPP criteria and any non-discretionary development standards.
- The Panel heard from the applicant regarding grant funding and management arrangements for the site, the way in which housing would be allocated and the types of people who the development has been designed for in relation to accessibility, open space and numbers of bedrooms. This needs to be articulated in the DA package to assist with the assessment of the application.
- The Panel raised concerns with the Social Impact Assessment, requiring further information in relation to the mix of people living on the site, availability and adequacy of services and ongoing management arrangements for the site.
- The Panel raised concerns regarding the lack of communal open space and size of private open space. The Panel noted that all units were only accessible via stairs.
- The Panel questioned the traffic and parking impacts, lack of visitor parking, access to public transport and relationship to the adjoining school and on-street parking, all of which should be considered in the assessment.
- The Panel need to understand the flood impacts and specific details regarding isolation timeframes for any shelter in place arrangements.
- Solar access impacts need to be clarified and should be discussed further with Council.
- CPTED matters need to be considered and addressed and a lighting plan should be provided with the application.

The Panel note the length of time since the application was lodged and given it is for housing will give it priority. In this respect Council have agreed to complete their assessment report to enable a Panel determination on the 7<sup>th</sup> of October 2025. The Panel encourage the applicant and Council to work together to ensure that this timeframe can be met.

## **Planning Panels Secretariat**

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