

## DETAILS OF SITE INSPECTION

DATE	Friday 10 March 2023, 2:30 – 3:30
LOCATION	15 Watson Street and 4 Rawson Street, Bellingen

## SUBJECT MATTER

**PPSNTH-183 – Bellingen - DA2022/00130** - 15 Watson Street & 4 Rawson Street BELLINGEN - residential flat building comprising 18 affordable dwellings

## PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson, Stephen Gow and Michael Wright
APOLOGIES	Dominic King, Daniel Walsh
DECLARATIONS OF INTEREST	None

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Michael Coulter
OTHER	Stephen Ellitt – Applicant (RFBI) Bill McGarry, Simon Waterworth - GeoLINK

## OBSERVED

- Site observed from Watson Street, Rawson Street and vacant/mowed land at rear of site; proximity to local creek
- Surrounding land use context and streetscape – low density residential along Watson Street, local parks and creek environs, Catholic church and St Marys Primary School
- Proximity to main street and shopping centre
- Construction/demolition works on adjacent Stage One site
- Existing low rise buildings to be demolished
- View corridor to northwest hills from approx. 14 Watson Street

## DISCUSSED

- Proposed use as affordable rental housing with RFBI as a community housing provider; affordable housing shortages within the area; RFBI grant funding; alternative site potential
- Site is adjacent to (ie not in) the conservation zone
- Proposed height of building and visual impact; height relative to Stage One
- Landscape treatment fronting Watson Street; complimentary species selection to conservation precinct
- Flood planning levels

- Car parking and provision within Stage One basement; no basement parking in Stage Two due to flood affected nature; SEPP (Housing) 2021 requirements
- RFBI local community bus service

#### **STATUS**

- Submissions period closed 6 March 2023. Five submissions received. Council preparing assessment report
- Panel requested renders submitted for Stage One to demonstrate materials/design; landscape plans for Watson Street frontage; scaled drawings/marked up images indicating building height when viewed from 14 Watson Street
- Anticipated determination April 2023

#### **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)