

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 15 March 2023, 9.50am and 10.08am
LOCATION	MS Teams videoconference

BRIEFING MATTER

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

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Michael Coulter
DEPARTMENT STAFF	Carolyn Hunt

KEY ISSUES DISCUSSED

- Proposal noted as demolition of existing buildings and construction of new residential flat buildings (affordable housing)
- Panel has undertaken a recent site inspection
- Proposed floor level is above FPL
- Cl4.6 variation – placement of fill has not been identified in final height – calculated as 12.4m (2.4m above the 10m height limit)
- 5 submissions received – raising concerns in relation to height, bulk, scale and proposed formalised school pickup/drop off in Watson St
- Potential opportunities for parking in neighbouring area -albeit subject to funding and construction
- Height and bulk – view impact assessment to be provided
- Landscaping plan to be provided
- Recommendations from heritage statement to be implemented, including hip roof, mortar colour, windows and landscaping elements

TENTATIVE DETERMINATION DATE SCHEDULED FOR: Late April 2023