

## Record of Preliminary Briefing Sydney South Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSSH-141 – Sutherland – DA23/0380 – 26 Rosebery Street, Heathcote
<b>APPLICANT / OWNER</b>	Applicant: Pacific Community Housing Pty Limited Owner: Brett and Karen Hughes
<b>APPLICATION TYPE</b>	Demolition of existing structures and construction of a residential flat building with SEPP (Housing) 2021 component. Site is within R3 – Medium Density Zone: A Site Compatibility Certificate was issued on 16 June 2021 under clause 39(5) of the Housing SEPP (2021).
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	CIV > \$5M - Private infrastructure and community facilities
<b>CIV</b>	\$12,320,814 (for the 50% affordable housing component only, excluding GST)
<b>BRIEFING DATE</b>	18 September 2023

### ATTENDEES

<b>APPLICANT</b>	James Matthews, Matthew Daniel, Liam Noble, Frank Stanistic, Jason Nowosad, Martin Musgrave
<b>PANEL</b>	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Stephen Nikolovski
<b>APOLOGIES</b>	Carol Provan
<b>COUNCIL OFFICER</b>	Sue McMahon, Amanda Treharne and Alison Davidson
<b>CASE MANAGER</b>	Lillian Charlesworth
<b>PLANNING PANELS SECRETARIAT</b>	Lisa Foley

**DA LODGED:** 20 June 2023

**DAYS SINCE LODGEMENT:** 90 days

**TENTATIVE PANEL BRIEFING DATE:** TBD in consultation with council following applicant's response to RFI.

**TENTATIVE PANEL DETERMINATION DATE:** Within the 250-day target

### KEY MATTERS DISCUSSED

The Panel notes the applicant presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- The need for affordable housing and the design concept
- A site compatibility certificate has been issued for a RFB with 18 dwellings, 9 of which are to be managed as affordable housing by a community housing provider
- 109 submissions have been received (the primary concern is traffic and parking)
- A design review panel meeting has been held. The applicant's responses include:
  - Modulation, articulation and detail will be used to reduce the appearance of bulk and scale and add interest to the façade.
  - The area of blank façade to the street is intended to protect the privacy of the ground floor unit and it is not feasible to relocate the fire stairs
  - Transitioning to adjoining development is addressed by side setbacks and increased setback to level 4 is proposed. Level 3 is within the height limit and no further setback is proposed
  - Acceptable solar access will be maintained to the building to the south
- Council's arborist has provided advice (a terrestrial mapping layer applies). All existing trees are to be retained, except the pear trees
- Council will issue a RFI within 3 weeks
- Any amended plans should await a consolidated RFI (to enable a holistic approach)
- An assessment briefing will be held once council has reviewed the applicant's RFI response

**Note:**

Council is yet to undertake its full application assessment, be considered by the Sydney South Planning Panel, and therefore future comment will not be limited to matters discussed at the preliminary briefing.