

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 5 June 2024, 9am – 10:45am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-252 – Wingecarribee – DA23/1070 - 3 Rainbow Road Mittagong 2575 - Affordable Housing Development - Demolition works, construction of a 3-storey residential flat building containing 49 affordable rental housing apartments above one level of basement parking with 79 car spaces, with subsequent strata subdivision at 1, 3 and 5 Rainbow Road, Mittagong

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Susan Budd, Stephen Leathley, Chris McCann
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Andre Vernez, Jon Shillito, Bryce Koop
COUNCIL CONSULTANT ASSESSMENT PLANNER	Hugh Halliwell (Western Sydney Planning)
APPLICANT REPRESENTATIVES	Matthew Blissett (Anthemcare), Irene Newport (Owner, Bilgola Beach P/L) Andrew Coble (Coble Stephens Architects), James Lovell (James Lovell & Assoc – Town Planning), Andrew Reeves (TBG),
OTHER	Tim Mahoney (DPHI), Tracey Gillett (DPHI)

KEY ISSUES DISCUSSED

- Council's consultant planner gave an update on the assessment of the application and several outstanding issues relating to:
 - hydrology and potential heritage impacts
 - ecology with specific reference to tree retention and heritage impacts
 - external amenity including solar access to communal open space
 - traffic and parking
- The Applicant advised the eucalypts on site are being retained, and additional eucalypts are being planted particularly along the eastern boundary to replace the exotic trees that are proposed for removal.
- The Panel also questioned whether the proposal included any offsite removal of trees. The Applicant advised that the only removal of trees offsite was within a stormwater easement and landowners consent had been obtained.

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- In relation to hydrology, the Applicant advised its consultant had found that the excavation of the basement levels is expected to have minimal impact on the adjoining spring. The panel queried what mitigation measures would be available should there be unexpected levels of water entering the basement.
- The Applicant took this on notice and agreed to advise the panel accordingly.
- The Panel also questioned how the development would be serviced in terms of waste collection specifically in terms of the type and number of bins, storage area, and method of collection including whether the collection vehicles were front or side loading.
- The Applicant advised it would take the waste vehicle approximately five minutes to service the site and the impact on access and the carriageway during this time would be minimal.
- The Panel requires the applicant to confirm whether the waste vehicles are front or side loading to determine the acceptability on the local road network.
- The Panel queried the traffic and parking assessment and asked the applicant to confirm the correct parking numbers. The applicant confirmed there would be 64 car spaces.
- Within the context of providing affordable housing, the Panel queried the public transport information provided raising concerns that the buses don't run as frequently as identified.
- The Applicant advised the public transport system pivots around taking people to the shopping centre and railway station. The Applicant further advised that it is difficult to get to a place of employment on public transport in regional areas such as the Southern Highlands, and most people will still rely on private vehicles to get to and from work.
- The Panel requested further information and justification on access to public transport and the number of parking spaces being provided.
- The Panel sought information from the Applicant regarding its housing typology (affordable housing) and how it intends to operate the development.
- The Applicant advised the Southern Highlands is one of the closest areas to Sydney for new migrants to get a regional working visa. There is strong demand from this demographic for affordable housing, many of whom work in health or aged care facilities.
- The Applicant acknowledged the lack of solar access to the communal open space during the winter solstice but explained the development had been designed to maximise solar access to habitable areas of the proposed dwellings.
- Only 3% of units don't receive the minimum solar access requirements during mid-winter which is well below the maximum number of units (15%) identified in the ADG.
- The Council questioned how the vegetation would impact the solar access of the development. The Applicant advised the ground floor units would be affected on the eastern side but are north facing and the impacts would be minimal in terms of overshadowing. The Applicant further advised there would be some overshadowing of the communal areas from trees being retained although the impact would be minimal.
- The Applicant confirmed it would be the registered housing provider, and would develop and operate the facility.

Next Steps:

- The Panel requested Council finalise its assessment and recommendations following the receipt of the additional information requested by the Panel being:
 - Mitigation measures available should unexpected hydrological conditions be encountered during the excavation of the basement levels.
 - Confirmation of all trees being retained and removed and the establishment times of the replacement trees with a specific reference to those along the eastern boundary.
 - Further information and justification on access to public transport and the number of parking spaces to be provided.
 - Waste removal including whether the waste trucks would be front or side loading.

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- The Panel requested Council prepare a draft set of conditions of consent to assist the Panel with its decision.
- The Panel requested the additional information be provided by the Applicant to Council by the 12th of July.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 13 AUGUST 2024.

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