

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 27 September 2023, 2:45pm – 4pm Site inspection undertaken after briefing
<b>LOCATION</b>	Briefings: Albury City Council Site Visit: on-site at 271 Bernhardt Street East Albury

## BRIEFING MATTER(S)

PPSSTH-295 – Albury - DA10.2023.40347.1 – 271 BERNHARDT STREET EAST ALBURY 2640 – Group Home - Seven (7) Residences, Retaining Walls, Carparking, Vegetation Removal & Demolition

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Chris Wilson, Juliet Grant, Grant Christmas, Alice Glachan Alice Glachan did not attend the site inspection as she is familiar with the site and surrounding area.
<b>APOLOGIES</b>	David Thurley
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	<b>Briefing:</b> Sharna Holland, David Christy <b>Site Visit:</b> Sharna Holland, David Christy
<b>APPLICANT REPRESENTATIVES</b>	<b>Briefing:</b> Darren Wooding
<b>DPE</b>	<b>Briefing:</b> Amanda Moylan <b>Site Visit:</b> Amanda Moylan (DPE)

## KEY ISSUES DISCUSSED

Council's Assessment Planner briefed the Panel with the following matters being discussed:

- Development history of the site, including previous deferred commencement approval for 18 Town houses on current site and adjacent vacant lot.
- Nature of proposal and type of accommodation being proposed.
- Proximity and walkability to services.
- Security arrangements and CPTED principles.
- Exemptions from 7.12 contributions (not for profit housing provider)
- Confirmation development is not integrated.
- Access arrangements, particularly for disabled residents.
- Stormwater arrangements, management of overland flow and location of easement and infrastructure.
- Levels and contours.
- Proposed demolition of existing dwelling to accommodate 2-way driveway access and pedestrian walkway.

- Public consultation and a summary of matters raised in the submissions.
- Pre DA process.
- Consideration of contamination.
- Location of retaining walls

The applicant addressed the Panel and discussed the following matters:

- Background to developer/applicant (Housing Plus - community housing provider). Housing Plus has nine projects currently being developed across the state and work alongside the local community provider who will run the facility.
- Site suitability, particularly in terms of management of site and impacts on nearby residents.
- Design principles and the “Core and cluster” model, based on a similar facility in Orange which opened in 2021 and is situated in a similar residential neighbourhood.
- Background to demand for the facility, anticipated occupants (women and children) and ongoing support provided through the facility.
- The applicant indicated the aim of the facility is to provide accommodation for victims of domestic violence, where they will be supported by the local facility provider, whilst longer term accommodation is arranged.
- Operation of the facility noting the facility will employ 3-4 staff working 9am-5pm. The facility provides support for residents only.

The Panel asked questions of the applicant in relation to the following matters:

- Details of the residency model.
- Delivery and ongoing management model. Housing Plus delivers the infrastructure etc but the facility is managed by a local provider (supported by Housing Plus)
- Security arrangements. A full Security Plan and Plan of Management will be provided. The POM will include measures to manage crime risk, staffing, hours of operating, access from street.
- Accessibility through driveway. Pedestrian accessibility provisions.
- Opportunities for increase landscaping on western boundary between the Colourbond fence and driveway to provide visual softening.

The Panel noted the applicant intends to develop a Plan of Management and a Security Plan to support the application.

Following the briefing, the Panel inspected the site. The Panel noted the existing vegetation on site, the vegetation proposed to be removed, and existing screening provided along the proposed driveway. The Panel suggested Council obtain further details regarding the measures to protect significant vegetation on adjoining lots and to ensure trees on adjoining land does not cause structural damage to proposed retaining structures.

### **Next Steps**

- Council assessment planner will prepare a FI request which will address any matters raised from internal referrals. The Panel recommended further details be obtained regarding the proposed Security Plan and Plan of Management and measure to protect significant trees located on adjoining properties.
- Once the FI has been addressed by the applicant, the application can progress to a final determination briefing.
- The Panel noted that as <10 unique objections were received, the DA can be determined by way of an eDetermination without a public meeting.
- A tentative date for a final briefing was set for Tuesday 12<sup>th</sup> December 2023.
- A final assessment report is required to be uploaded to the ePlanning portal by Council by Tuesday 5<sup>th</sup> December 2023.

### **TENTATIVE DETERMINATION DATE SCHEDULED FOR 12 DECEMBER 2023**

### **Planning Panels Secretariat**

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