

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 7 February 2024, 12:10pm – 12:40pm Site inspection undertaken before briefing at 11:25am – 12pm
<b>LOCATION</b>	<b>Briefing:</b> On-Site / MS Teams <b>Site Visit:</b> on-site at 399 Bong Bong Road HUNTLEY 2530

#### BRIEFING MATTER(S)

PPSSTH-311 – Wollongong – DA-2023/849 – Bong Bong Road HUNTLEY – Halcyon Forest Reach Community - Multi-dwelling housing development managed as a Land Lease Community and comprising 236 manufactured homes, associated earthworks, civil and landscaping works, community facilities (Stage 1) and use of five (5) dwellings for temporary exhibition purposes.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	<b>Briefing:</b> Chris Wilson (Chair), Juliet Grant, Grant Christmas, David Brown <b>Site Visit:</b> Chris Wilson (Chair), Juliet Grant, Grant Christmas, David Brown
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	<b>Briefing:</b> Nicole Ashton, Mark Adamson, Rod Thew, Sarah Goodman, <b>Site Visit:</b> Nicole Ashton, Mark Adamson, Rod Thew, Sarah Goodman,
<b>APPLICANT REPRESENTATIVES</b>	<b>Briefing:</b> Ken Franklin (Stockland), Matt Cooper (GLN Planning), Sam Johns (GLN Planning), Benjamin Vella (Stockland) <b>Site Visit:</b> Ken Franklin (Stockland), Benjamin Vella (Stockland)
<b>OTHER</b>	<b>Briefing:</b> Amanda Moylan (DPHI) , Tim Mahoney (DPHI)

#### KEY ISSUES DISCUSSED

Council assessment staff provided the Panel with a briefing including the following matters:

- Site context and how it fits within the broader release area and current work being undertaken onsite and adjoining land.
- Levels across site and the need for current earthworks.
- Detail around future DAs to be lodged.
- The location and gradient of the east west pedestrian pathway connecting the western most community (not the subject of this application) through the site to the planned location of the village centre.
- The nature of the development proposal (MHE) and legislative framework for assessment.
- Housing typology, proposed landscaping, internal road layout, access to services, solar access to proposed dwellings, and standards of manufacture.

- Timing for lodgement of community centre DA (2 weeks) which ultimately would complete the estate.
- Timing of the town centre DA and retaining walls.
- Access across Forest Reach Drive to village centre.
- Assessment of northern precinct DA and implications for this DA including short term arrangements for traffic access from Bong Bong Road, road dedication, and access suitability.
- Outstanding building referral.
- Implications of the proposed MHE and MHI and how the product meets the definition of manufactured homes.
- Process for seeking exemption to construct on site via *Local Government Act* approval.
- Non-compliance with DCP requirements for road widths.
- CEPTED report to be provided.
- The need or otherwise of a social impact assessment (SIA).
- Referral of Bushfire Hazard Assessment to NSW RFS. The assessment did not consider the revegetation associated with the riparian corridor.
- Location and arrangement of communal open space around perimeter of the development.
- The proposed land tenure for internal roads.
- RV parking area.
- It was noted that no submissions were received during exhibition period.

The applicant provided the Panel with a presentation and briefed the Panel on the following matters:

- Design and operation of proposed community (236 Dwellings to be operated by Stockland as a land lease facility).
- Zoning and staging of the proposal.
- Why the DA for the community facilities was separated from the main DA noting that the community facilities are expected to be complete within 12 months of the first stage of housing.
- timeframe for bulk earthworks which are anticipated to be complete within 12 months of commencement (trigger points could be contained within any DA issued).
- Operational structure (lease agreement, site fees).
- Landscaping and street activation.
- Target market (development is to be designed and marketed to over 55's)
- Site gradients.
- Public pedestrian easement and transmission easement and zoning of transmission line
- High permeability fences around perimeter of site, with exception of vehicular access and entrances to the site at the pedestrian through site link.
- Pre DA process.

The Panel noted consent is being sought for multi dwelling housing however additional approvals will be required to enable the operation of the site as a manufactured home estate under the *Local Government Act*. This creates a dependency on approvals required outside of the *Environmental Planning and Assessment Act 1979*. This includes a LG Act approval under s68 to install the first stage of dwellings and the requirement for a section 82 objection to enable construction of the manufactured homes on site which requires concurrence from the Office of Local Government.

### **Next Steps**

- Council to issue request for information to the applicant in approximately 2 weeks.
- A further briefing to be arranged (if required) once the request for information has been issued and the applicant has responded.

**TENTATIVE DETERMINATION DATE: TBA**

### **Planning Panels Secretariat**

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