

BRIEFING DETAILS

BRIEFING DATE / TIME	Friday, 24 May 2024, 10am – 11am Site inspection undertaken after briefing, 11:15am – 12pm
LOCATION	Briefing: BVSC & MS Teams Site Visit: on-site at 114 & 108 Rawlinson Street BEGA 2550

BRIEFING MATTER(S)

PPSSTH-324 – Bega Valley – DA2023.309 - 114 & 108 Rawlinson Street BEGA 2550 - Residential Flat Building and Boarding houses – Demolition of the existing single dwelling and construction of residential flat buildings consisting of 52 apartments and 2 boarding houses.

PANEL MEMBERS

IN ATTENDANCE	Briefing & Site Visit: Chris Wilson (Chair), Juliet Grant, Grant Christmas
APOLOGIES	None
DECLARATIONS OF INTEREST	<i>Council interest DA</i>

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Cecily Hancock, Rob Quick Site Visit: Cecily Hancock, Rob Quick
APPLICANT REPRESENTATIVES	Briefing: Alex Pontello (CEO, Southern Cross Community Housing), Gabe Reed (Architect, Edmiston Jones), Anthony Blood (Town Planner, ARB Planning)
DPHI	Briefing: Amanda Moylan, Tracey Gillett

KEY ISSUES DISCUSSED

Council's assessment planner advised the Panel that the DPHI's Regional Housing Flying Squad had completed a preliminary assessment of the development application. The following matters were discussed:

- Permissibility and preconditions to the grant of consent as per the SEPP (Housing) 2021.
- Community consultation. Key community concerns are localised with 13 unique submissions received, including a petition, the majority objecting to the proposal.
- Matters raised in RFI include:
 - Permissibility.
 - Compliance with SEPP (Housing) 2021 and ADG.
 - Landscaping and private open space calculations
 - Privacy.
 - Overshadowing.
 - Detailed design issues.
 - 3 Storey component of development and integration with adjoining residential interface.
 - Setbacks from site boundaries.
 - Waste management including waste pick up areas

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- 60-day time frame set for provision of further information.
- Status of proposed concurrent Planning Proposal (PP) to facilitate permissibility of RFB within zone. Council indicated the timing would likely be 4-6 months (noting council caretaker protocols relevant to the September local government elections).

The Applicant addressed the Panel with the following matters being discussed:

- Background to Southern Cross Housing organisation and the provision of social and affordable housing.
- Distinction between typology and designs for social housing and affordable housing.
- Construction timeframe 12-18 months.
- HAF funding dependencies.
- Challenges in finding a site that is suitable for build to rent.

The Applicant provided a presentation which outlined the following:

- Site context, location, and neighbourhood character, including existing medium density within locality.
- On-site storm water detention provision.
- Previous development approval for Independent Living Units (ILU).
- Design response to current and future context, including boundary setbacks and internal building separation.
- Pre-lodgement consultation process, noting this was largely positive. Issues raised during this process included stormwater, lighting, privacy, and land use.
- Height of RFB and suitability within existing residential context.
- Building separation.
- Overshadowing of neighbours.
- Preparation of the Draft Plan of Management.
- Permissibility of RFB.
- Survey commissioned to clarify if site is within 400m of relevant zone as specified in Part 2 of SEPP (Housing) 2021.
- The process and time frames for the draft planning proposal to enable an additional permitted use, which the Applicant advised had been submitted the previous day (23 May 2024). The applicant may seek an exemption from exhibition of PP being sought based on exhibition and consultation already undertaken in conjunction with the current DA. Aiming for Gateway determination to Council prior to caretaker period commencing. Anticipated timeframe for gazettal of PP is early 2025.

The Applicant advised it is currently collating and considering issues raised during the public exhibition.

The Panel:

- Noted the determination time frame for this DA is dependent on the progress of the concurrent Planning Proposal and resolution of the permissibility of the RFB use.
- Flagged that should there be any changes to the current design of the proposal that the DA be exhibited concurrently with the Planning Proposal should exhibition be required.
- Suggested the proponent closely consider and address the strategic justification for the additional use is support of any proposal for an additional use change to the current zone.

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4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels