

Shellharbour City Hub

JRPP Southern Region

Community Meeting 28.08.14



Process / Chronology

DA lodged 3 June 2014

DA advertising / notification period 12 June – 2 July 2014

- 299 letters of notification issued; advertisement in Lake Times 11 June 2014
- Site Notice placed on the land
- 87 individual submissions received – 83 objecting; 4 in support
- Petition objecting to the proposal comprising approx. 11,500 signatures

JRPP Site Inspection 24 July 2014

Community Meeting convened by JRPP 28 August 2014 WE ARE HERE

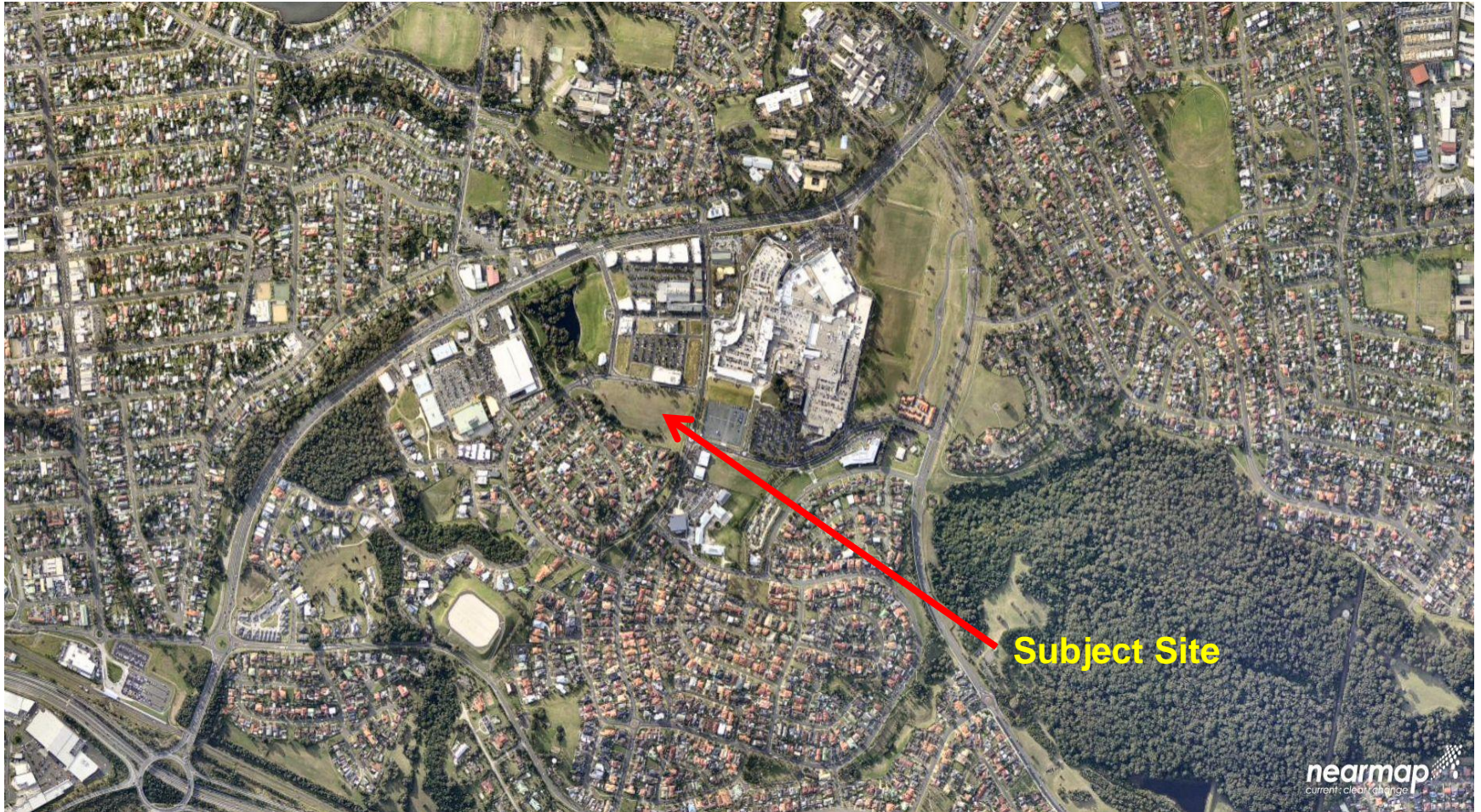
Assessment of DA

- May require additional information / clarification from applicant based on issues raised by the community or as a result of the assessment of the material submitted with the DA
- Preparation of assessment report – addresses all matters for consideration prescribed by planning legislation and draws on technical expertise provided by other members of the assessment team

JRPP Meeting (date to be confirmed)

- Public meeting at which the Panel will consider and determine the DA

Shellharbour City Centre



Site Context



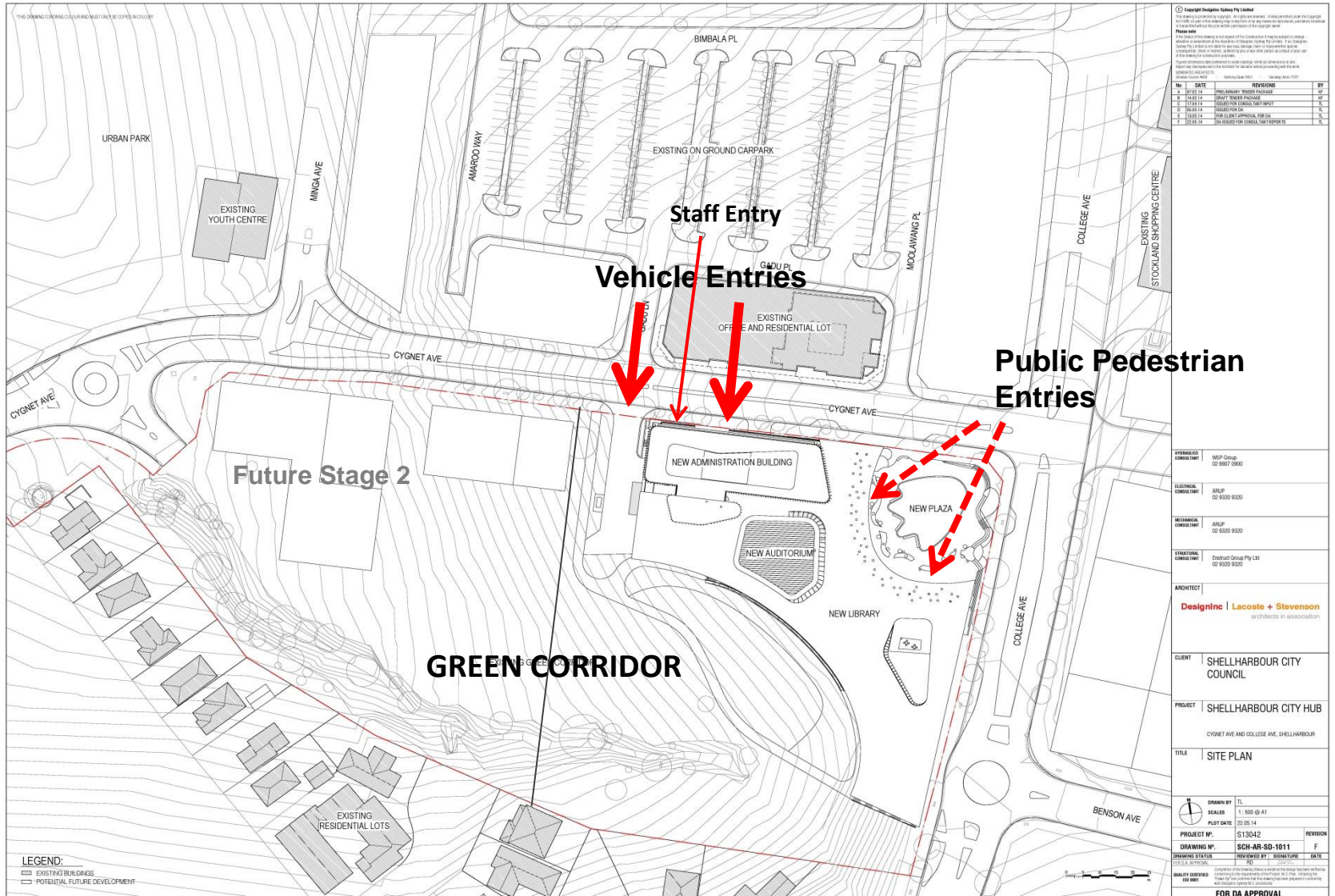
Physical Characteristics



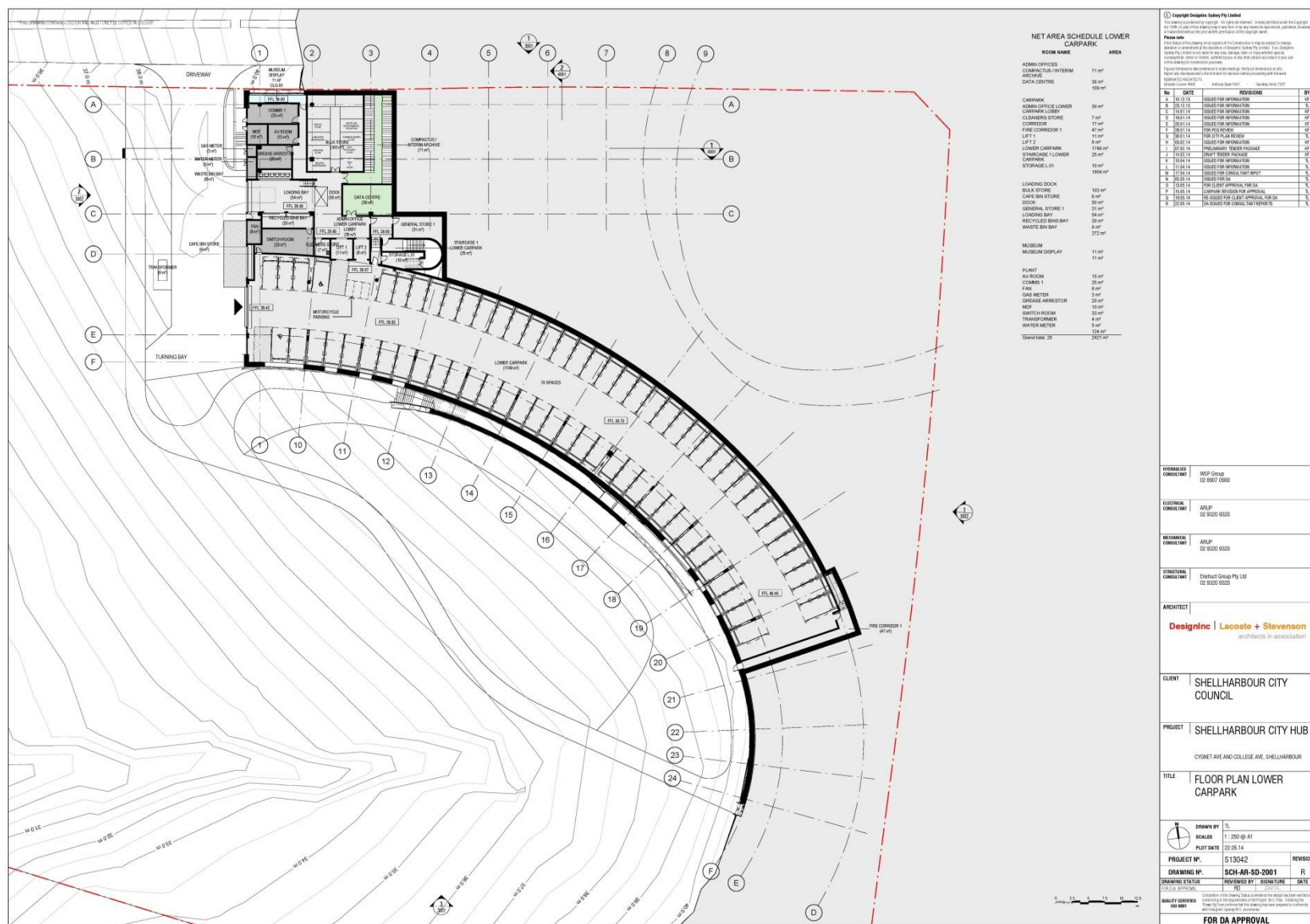
Overview of Development

- City Library
- Council Administration Building (4 levels)
- Council Chamber
- 350 seat Auditorium and sessional meeting rooms
- Regional Museum
- Café
- Parking for 170 cars over two levels
- 2000m² Civic Square
- Landscaping / street tree planting

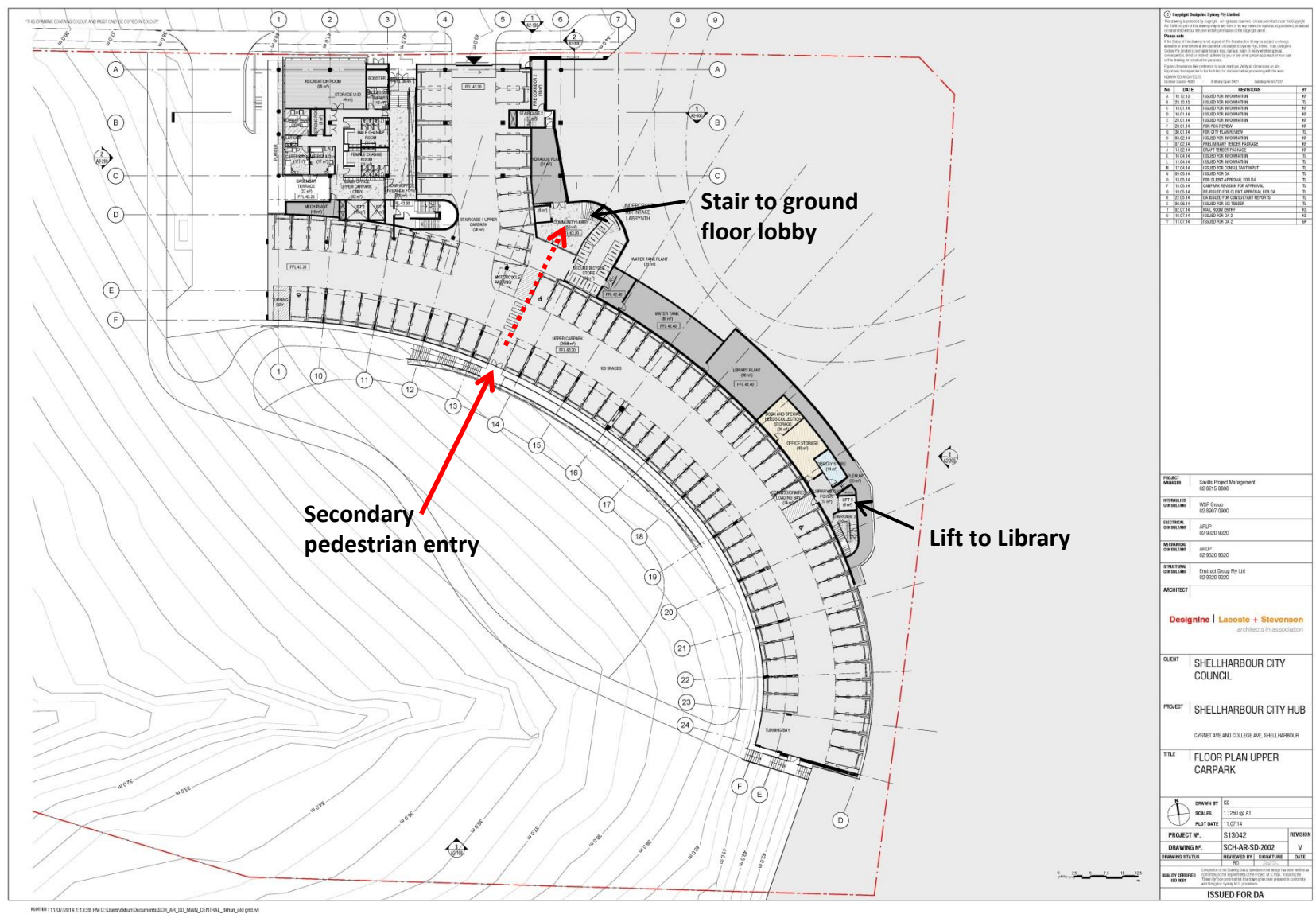
Siting of Proposed Development



Lower Car Park Level

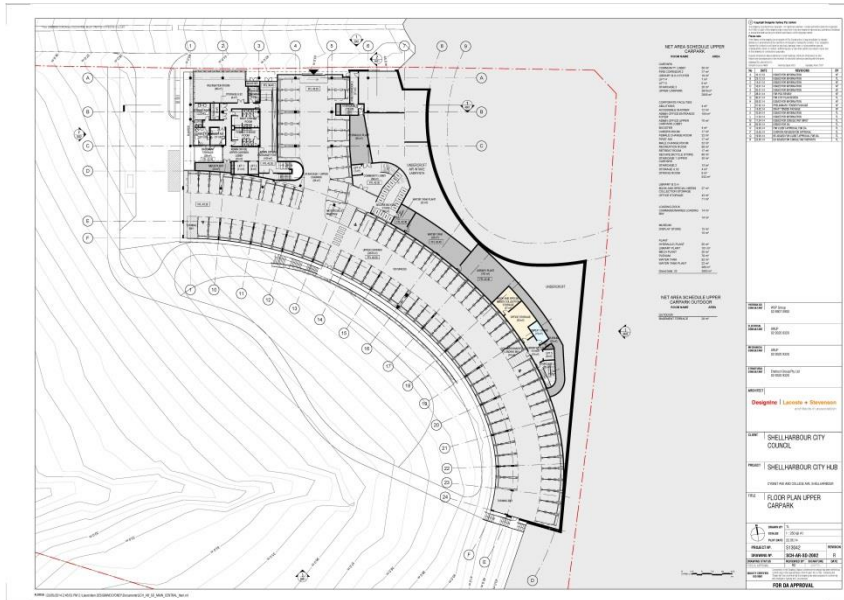


Upper Car Park Level



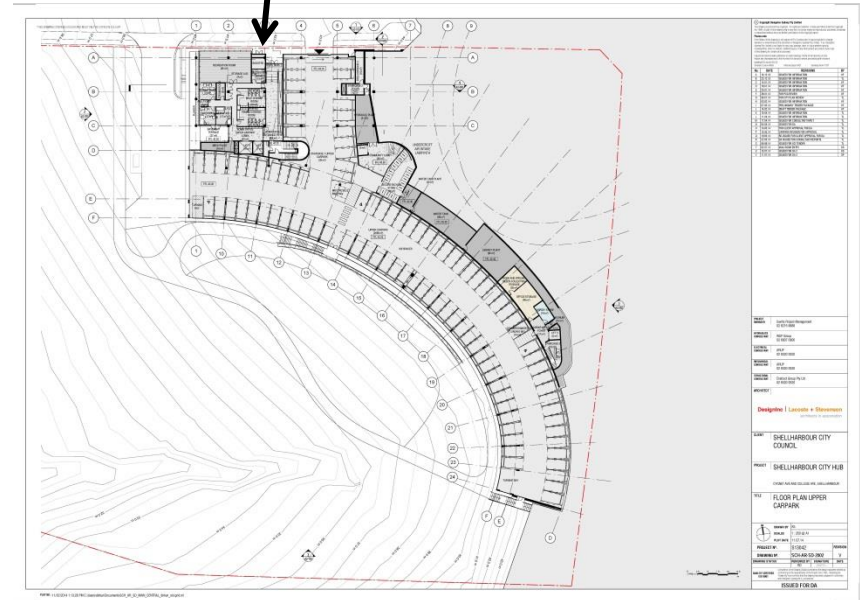
Upper Car Park Level

Original Plan

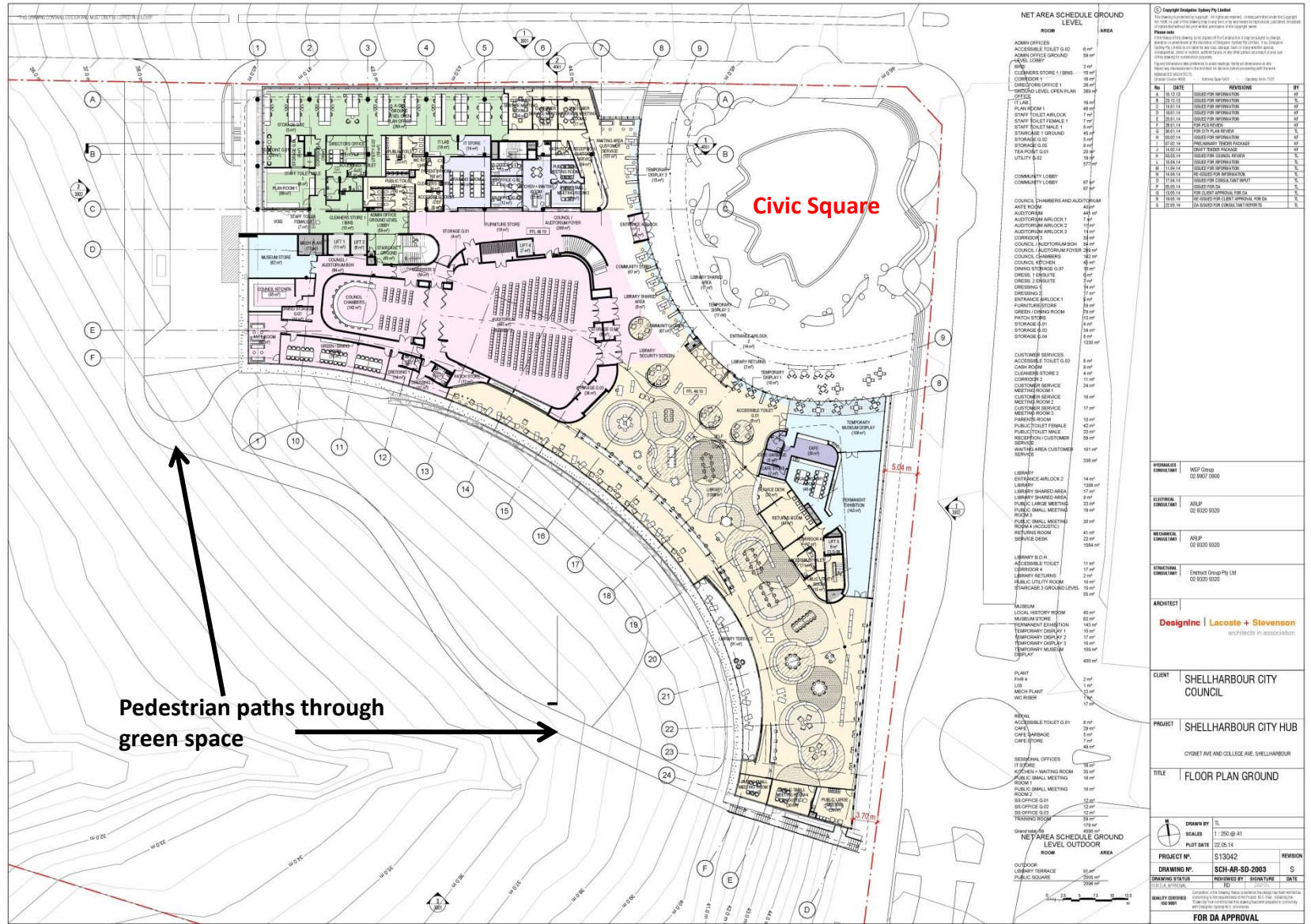


Amended Plan

Hydrant booster located on Cygnet Ave has been moved closer to the street to allow for the inclusion of a mail box and postal delivery chute.

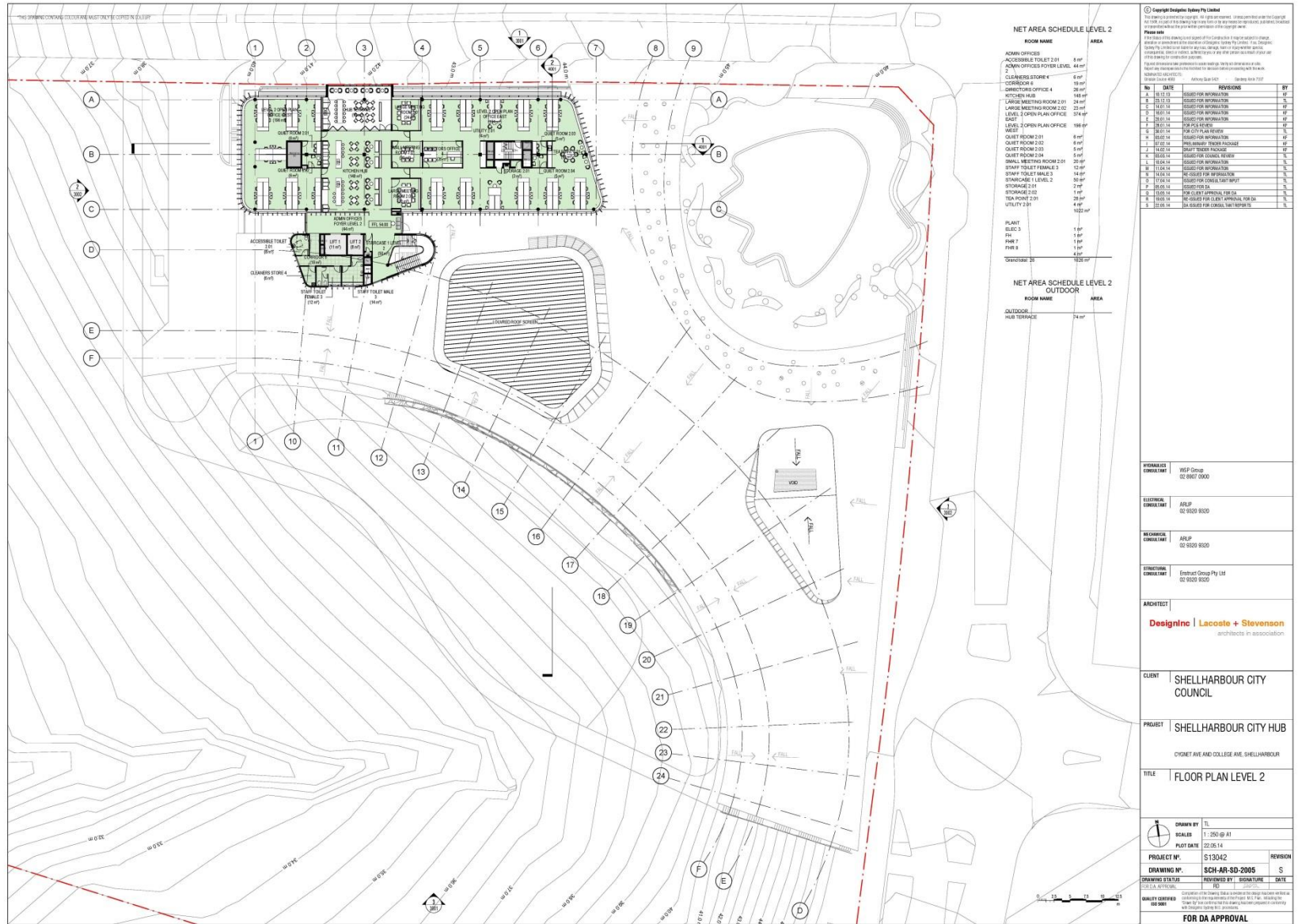


Ground Floor Plan

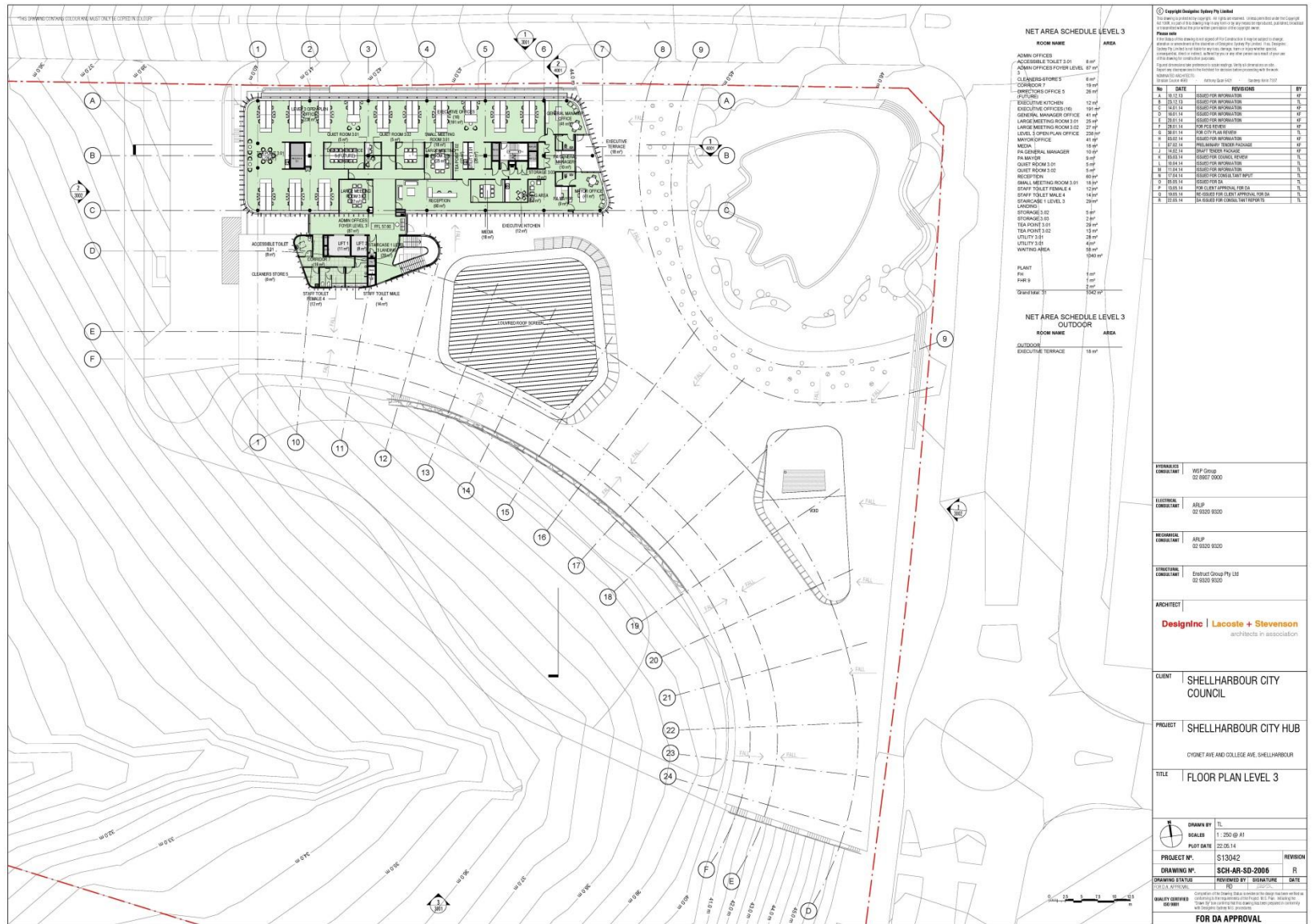


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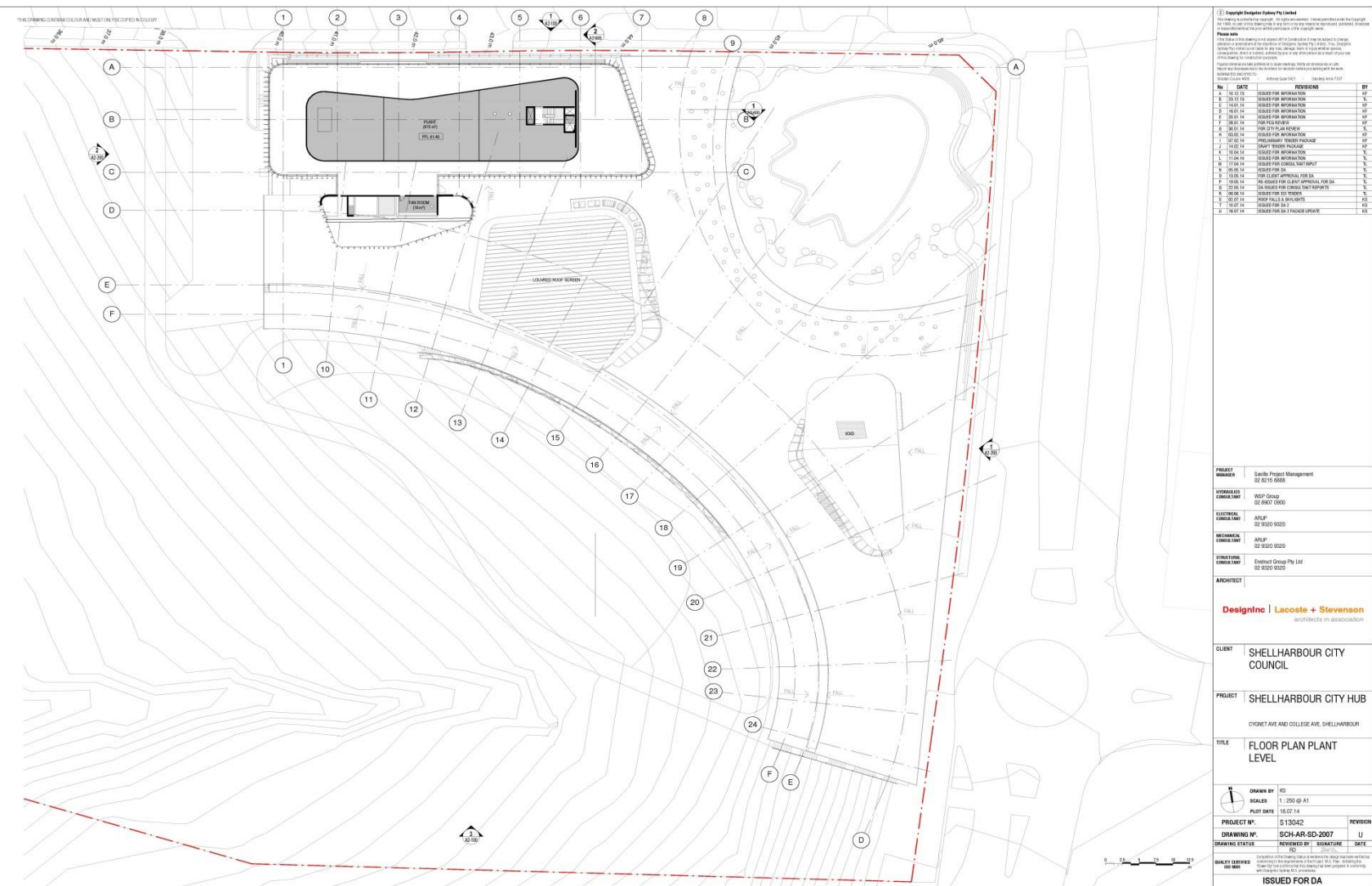
Level 2 Floor Plan



Level 3 Floor Plan

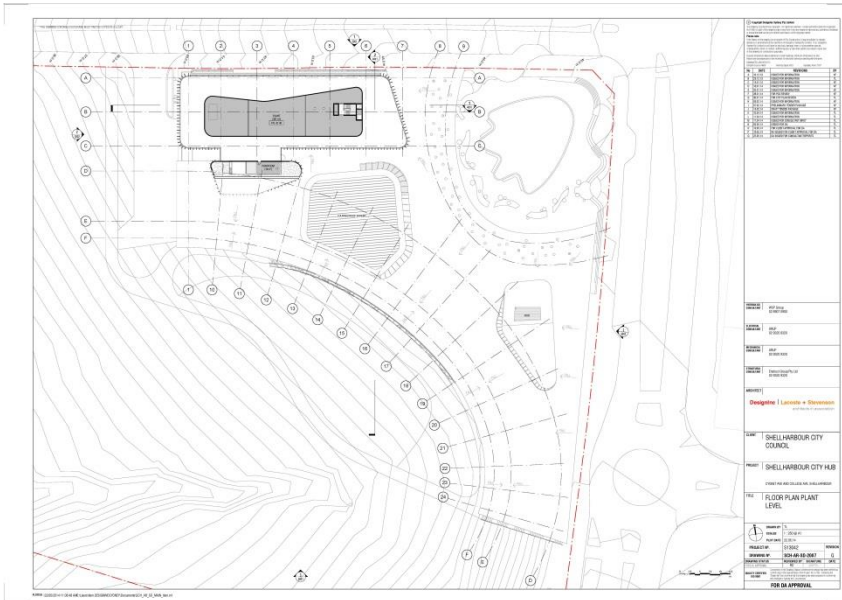


Plant Level Plan



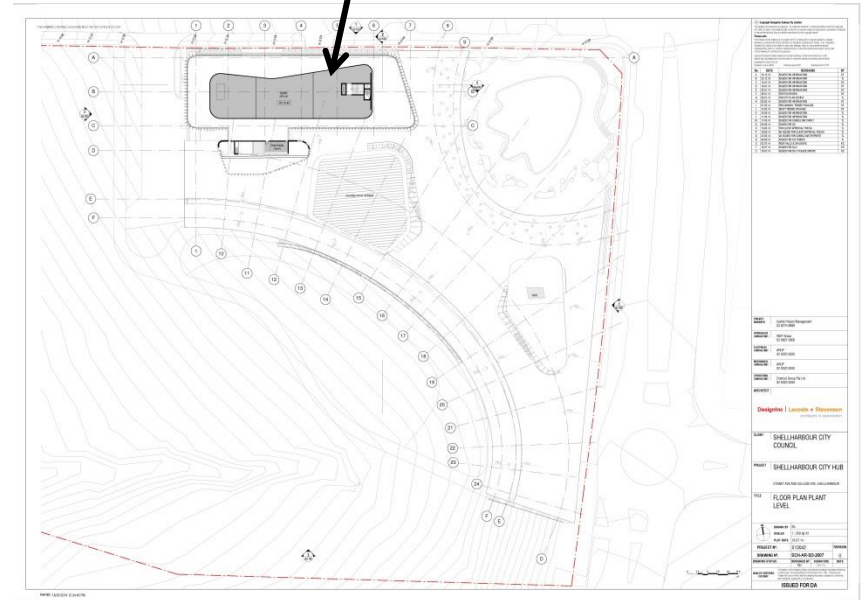
Plant Level Plan

Original Plan

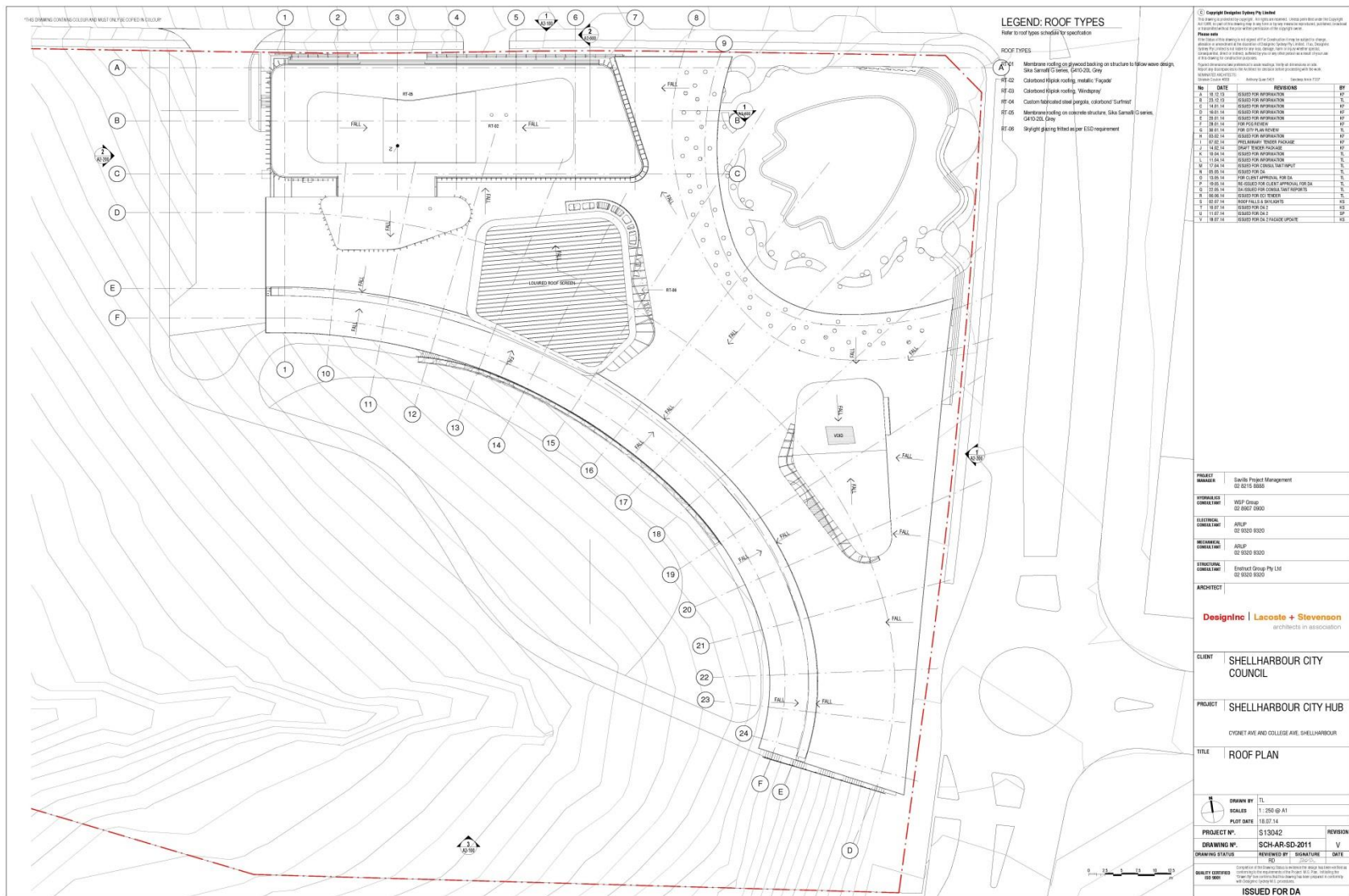


Amended Plan

Minor increase in the size of the rooftop plant rooms on top of the administration building (+48m²).

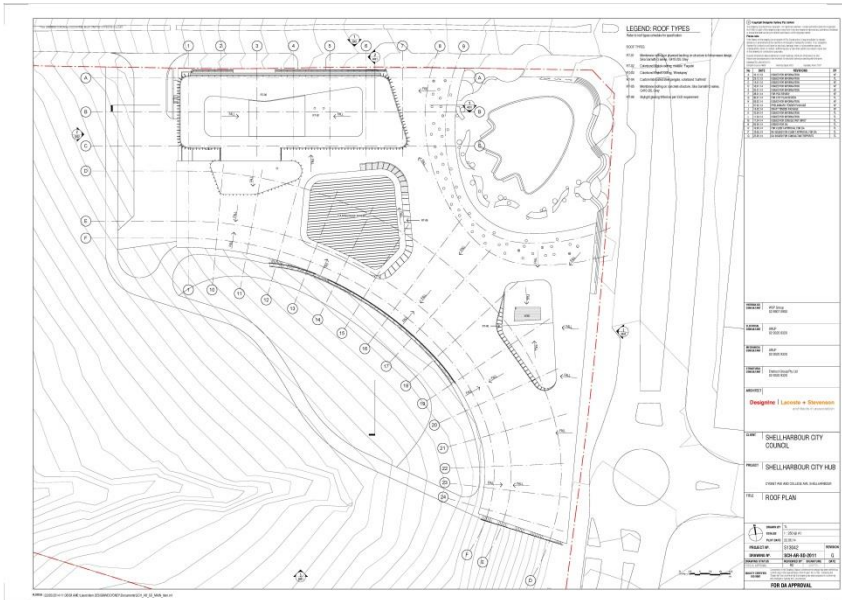


Roof Plan



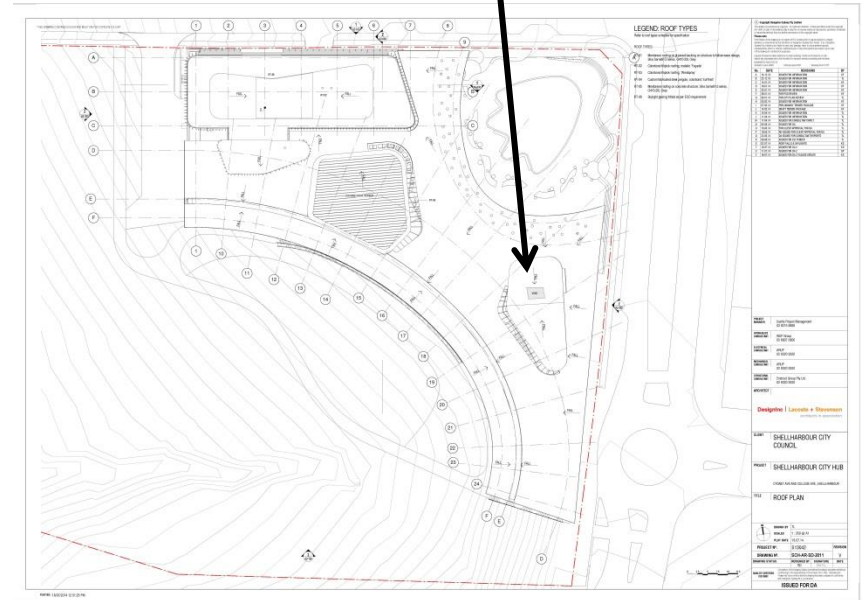
Roof Plan Amendments

Original Plan

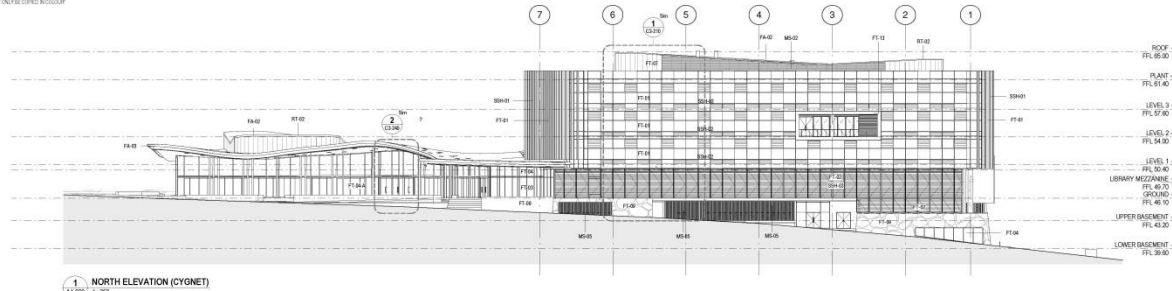


Amended Plan

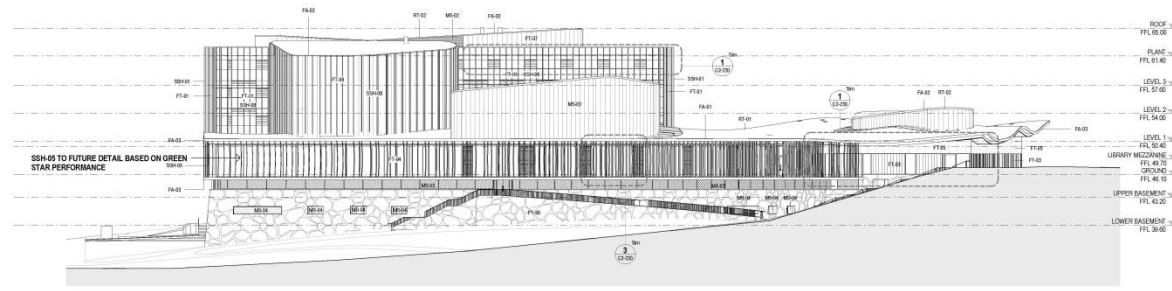
Setout and design of library pod façade (polycarbonate panels) altered to allow for access for maintenance, cleaning etc. Results in slight increase in circumference of this element.



Elevations – North & South



1 NORTH ELEVATION (CYGNET)



3 SOUTH ELEVATION

LEGEND: FACADE TYPES

Refer to facade types schedule for specification

FACADE TYPE

- [illegible]

SUN SHADE TYPE

- | | |
|--------|---|
| CS-017 | Vertical dip of powder coat aluminium base sections, 800mm x theme coils to match frame. Automated operation feeds and welds face and base. Colour: -integrated Coloured Surfcoat |
| CS-022 | Vertical dip of powder coat aluminium base sections and Decoration base sections, 600mm x theme coils to match frame. Colour: -integrated Coloured Surfcoat |
| CS-023 | Fixed and coil dipped Horizontal powder coat for WedgeType Louvre panels, integrated into curtain wall frame. Colour: -Coloured Monotone |
| CS-024 | Fixed and coil dipped Horizontal powder coat 45 degree WedgeType Louvre panels, integrated into curtain wall frame. Colour: -Coloured Monotone |
| CS-025 | Vertical fixed 30 x 165 mm weathered ribbed bars on powder coat top and bottom brackets, regular 4 panel and 6 panel |
| CS-026 | 300 deep powder coated Aluminium to Finish in between Polycarbonate slat panels, flat height of slat type 1 and 2. Colour: -integrated Coloured Surfcoat |
| CS-027 | 800 deep dipcoated horizontal powder coat aluminiums in steel frame, flat height of slat type 1 and 2. Colour: -coloured Monotone |
| CS-028 | Vertical dip of powder coat aluminium base sections, 300 x theme coils to match frame. Colour: -integrated Coloured Surfcoat |

ROOF TYPES

- | | |
|-------|---|
| RT-01 | Membrane roofing on plywood backing on structure to follow wave design, Sika Sarnafil G series, G410-20L, Grey - SIKADUR COMPLEX Movement Joints, quartz sand topping for roof access |
| RT-02 | Colorbond Kliplok roofing, metallic 'Pagade' |
| RT-03 | Colorbond Kliplok roofing, 'Windspray' |
| RT-04 | Membrane roofing on concrete structure, Sika Sarnafil G series, G410-20L, Grey |

FASQA TYPE:

- | | |
|-------|---|
| FA-01 | Plywood backed Colorbond® Surfsmist with 450 deep powder coat finish to PFC fascia edge |
| FA-02 | Plywood backed colorbond metallic: 'Fapade' |
| FA-03 | Painted Steel fascia |
| FA-04 | 450 deep Powder coat steel PFC to match colorbond® Surfsmist |

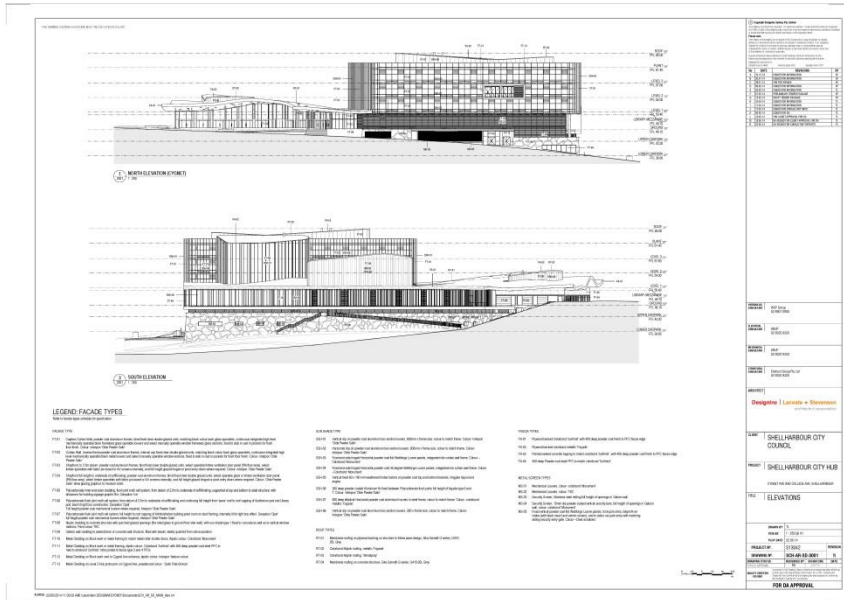
METAL SCREEN TYPE

- | | |
|-------|--|
| MS-01 | Mechanical Louvers, colour- carbonized Monument |
| MS-02 | Mechanical Louvers, colour- TEC |
| MS-03 | Security Screen, Stainless steel netting full height of openings in Gabion wall |
| MS-04 | Security Screen, 30mm dia powder coated vertical security bars, full height of openings in Gabion wall, colour- carbonized Monument |
| MS-05 | Fixed vertical powder coat flat Wadloga Louvre panels, to brylide steel, labyrinth air intake (with black insect and vermin screen), and to visitor car park entry with matching |

[illegible]

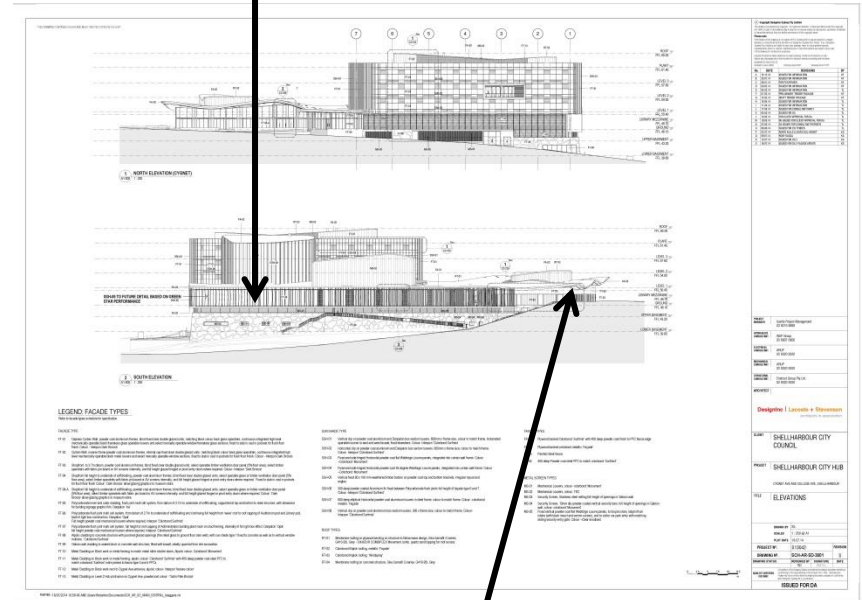
Elevations – North & South

Original Plan



Amended Plan

The vertical length of timber sunshade panels on the southern elevation has been increased to reduce visibility of concrete slab to upper basement.



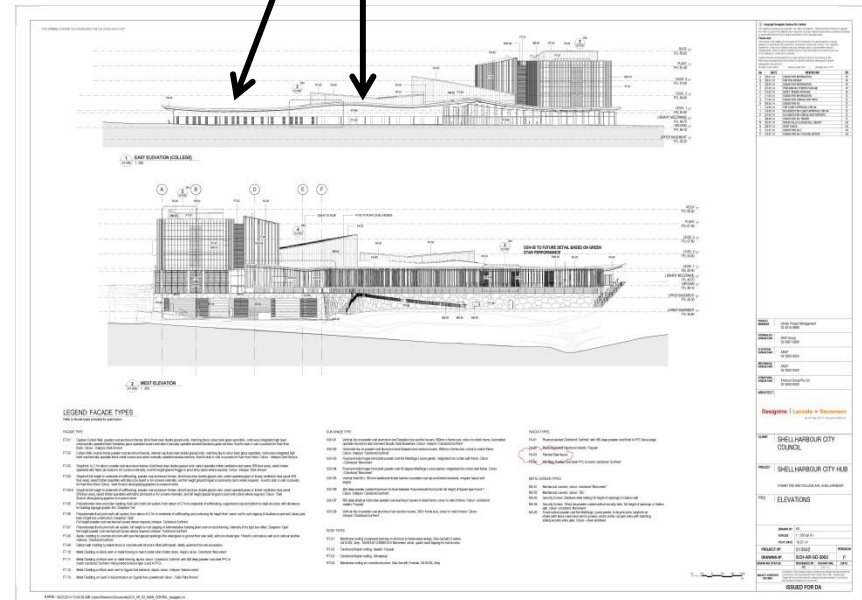
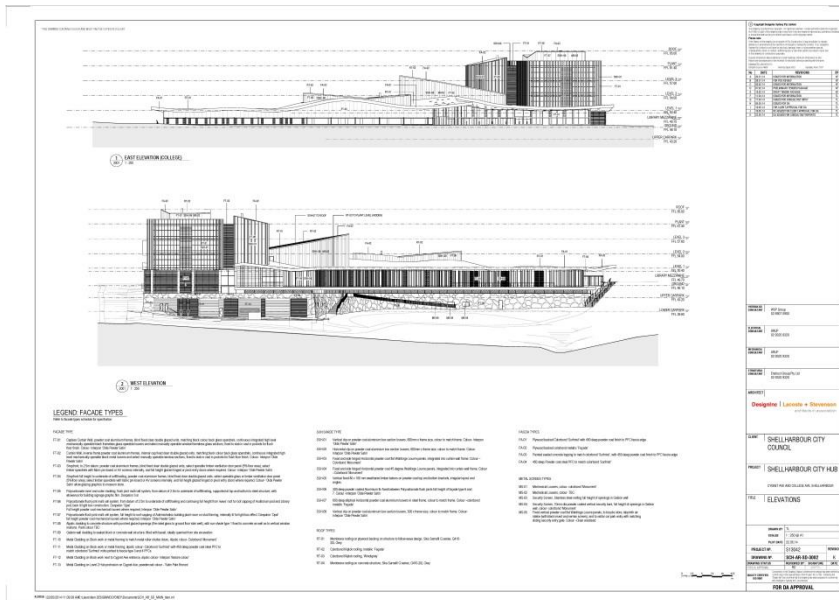
Fascia material to wave roof changed from painted cement (topping) to painted metal.

Elevations – East & West

Original Plan

Amended Plan

Minor reduction in the curvature of the wave roof on the College Street elevation to improve roof drainage, falls and roof water collection. Overall bulk and measurement of the roof remains unchanged.



Sections

THIS DRAWING CONTAINS COLOUR AND MUST ONLY BE COPIED IN COLOUR

[illegible]

STANDARD CONTRACT (L&A)		W&P Group 02 8967 0000	
ELECTRICAL CONTRACT (L&A)		ARUP 02 9320 9320	
MECHANICAL CONTRACT (L&A)		ARUP 02 9320 9320	
STRUCTURAL CONTRACT (L&A)		Einfrost Group Pty Ltd 02 9320 9320	
ARCHITECT			
<div>DesignInc Lucas + Stevenson</div> <div>architects in association</div>			
CLIENT SHELLHARBOUR CITY COUNCIL			
PROJECT SHELLHARBOUR CITY HUB			
CONYENT AVE AND COLLEGE AVE, SHELLHARBOUR			
TITLE SECTIONS			
DRAWN BY TL			
SCALE 1: 250 @ A1			
PLOT DATE 22.05.14			
PROJECT NO. S13042		REVISION	
DRAWING NO. SCH-AR-S0-4001		DATE	
DRAWING TITLE		NO	
SHEET NUMBER 1 OF 10			
SHEET TOTALS 10 OF 10			
FOR DA APPROVAL			

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Landscape Plan



GENERAL NOTES

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SURVEY INFORMATION

1. TURF DESIGN STUDIO DOES NOT WARRANT THE ACCURACY OF SURVEY INFORMATION.



Legend

- Existing Trees Removed
- Existing Trees Retained
- Proposed Trees (General)
- Corymbia Maculata
- Waterhousea floribunda
- Brachychiton acerifolius
- Livisonia australis
- New Planting
- Concrete Unit Paving
- In situ Concrete Paving
- Sandstone Flagging
- Lawn
- Seating
- Water Element
- BL Bleacher Seating Edge
- GW 1m High Gabion Wall
- HC Hawcock (concrete in valve box)
- LP Lockable Power Outlet
- +XXX Proposed Spot Levels
- +Ex Existing Spot Level

C	28.05.2014	FOR DA - Additional Species Information	MC	M1
B	15.05.2014	FOR DA - Add Plant P1 Corrections	MC	M1
A	15.05.2014	FOR DA	MC	M1
Rev	Date	Description	Drawn	Checked

turf
Turf Design Studio P.O. Box 418 Circular Quay NSW 2000, 80 Kingsway, Circular Quay
Phone 02 93 5577 5555 Fax 02 93 5577 5557
Email info@turfdesign.com.au

Shellharbour City Council
Level 10, 100
40-42 LAMARCA STREET SHELLHARBOUR NSW 2528
Phone 02 4227 8211 Fax 02 4227 8211

Project
Shellharbour City Hub

Drawing Title
LANDSCAPE GENERAL
ARRANGEMENTS PLAN

Drawing Status
DEVELOPMENT APPLICATION

Drawing No.
LA-GA-001

Revision
C

Notification / Advertising

DA advertising / notification period 12 June – 2 July 2014

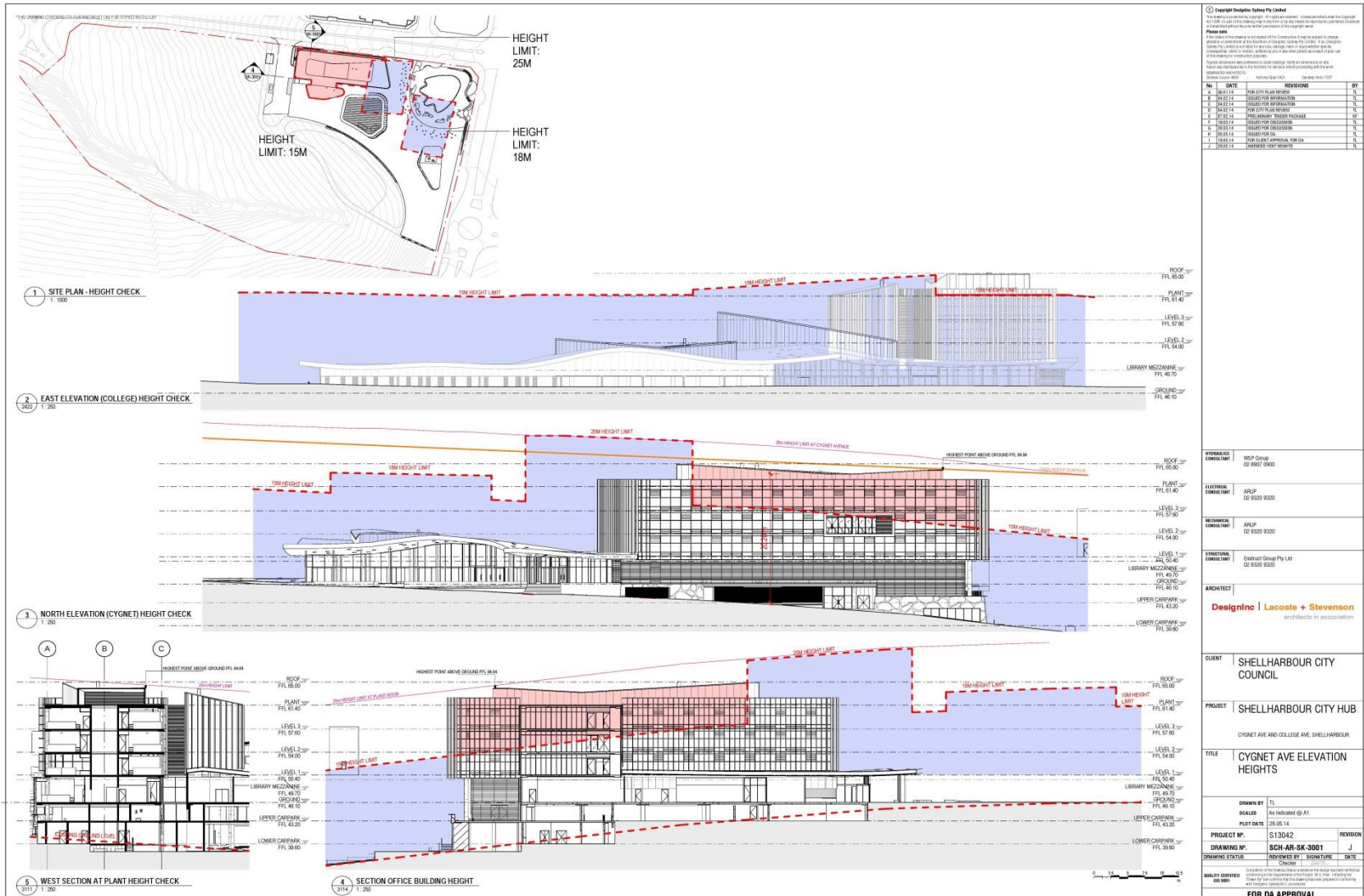
- 299 letters of notification issued by Council to local businesses and residents in the vicinity
- advertisement appeared in the *Lake Times* on 11 June 2014
- Site Notice placed on the land
- 87 individual submissions received
 - 83 objections
 - 4 in support
- Petition objecting to the proposal comprising approx. 11,500 signatures

Issues Raised during the Notification

Planning Issues (required to be addressed in DA assessment)

- Non-compliance with Council's parking requirements / parking demand compared with parking provision
- Pedestrian access to / from Hub to rest of the City Centre
- Public transport
- Sustainability – call for inclusion of solar panels
- Traffic, road capacity, safety
- Operational noise
- Construction impacts – particularly noise and traffic
- Inappropriate use of Section 94 funds
- Flooding
- Height – non-compliance with height controls
- Visual impact

Height



Artists Impressions

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PERSPECTIVE OF PLAZA



PERSPECTIVE FROM CYGNET AVENUE



PERSPECTIVE FROM BENSON AVENUE



PERSPECTIVE FROM GULLY

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Project Details
Project Name: SHELLHARBOUR CITY HUB
Project Location: SHELLHARBOUR CITY, TASMANIA
Project Description: SHELLHARBOUR CITY HUB
Project Status: PRELIMINARY
Project Date: 10/10/2014
Project Drawn By: [Name]
Project Checked By: [Name]
Project Approved By: [Name]

NO.	DATE	REVISIONS	BY
A	10/10/14	ISSUED FOR DA	TL
B	10/10/14	ISSUED FOR DA	TL
C	10/10/14	ISSUED FOR DA	TL
D	10/10/14	ISSUED FOR DA	TL
E	10/10/14	ISSUED FOR DA	TL
F	10/10/14	ISSUED FOR DA	TL
G	10/10/14	ISSUED FOR DA	TL
H	10/10/14	ISSUED FOR DA	TL
I	10/10/14	ISSUED FOR DA	TL

HYDRAULIC CONSULTANT	+
ELECTRICAL CONSULTANT	+
MECHANICAL CONSULTANT	+
STRUCTURAL CONSULTANT	+
ARCHITECT	+
Designline Lacoste + Stevenson architects in association	
CLIENT	SHELLHARBOUR CITY COUNCIL
PROJECT	SHELLHARBOUR CITY HUB
CYGNET AVE AND COLLEGE AVE, SHELLHARBOUR	
TITLE	EXTERNAL PERSPECTIVES
DRAWN BY: DT SCALE: 1:100 PLOT DATE: 10/10/14 PROJECT NO.: S13042 DRAWING NO.: SCH-AR-SD-0001 DRAWING STATUS: PRELIMINARY DRAWING DATE: 10/10/14 DRAWING BY: [Name] DRAWING CHECKED BY: [Name] DRAWING APPROVED BY: [Name]	
FOR DA APPROVAL	

Issues Raised during the Notification

Other Issues (not matters for consideration under S79C of EP&A Act)

- Monies better spent / waste of public monies
- Unwanted debt / excessive cost
- Questions the need for the Hub – would rather see existing facilities refurbished or upgraded which would leave \$ to be used on infrastructure
- Facility is excessively lavish / extravagant
- Concern regarding closure of other facilities
- Sale of Council assets
- Rate increase
- More rigorous evaluation of financial business case is required
- Questions need for the Auditorium
- Future of Freedom Wall and Peace Grove at Warilla

Next Steps

- Assessment team will prepare a **summary of the planning issues** identified during the notification period and at this meeting. This will be forwarded to the Applicant who will be invited to address those issues
- **Assessment report** will be prepared and will address all matters for consideration prescribed by the planning legislation, including the planning issues raised by the community. The report will also draw on the technical expertise provided by other members of the assessment team (traffic, engineers, building surveyor, architect, urban designer and landscape architect)
- Assessment report placed on JRPP website 1 week prior to meeting.
- **JRPP Meeting** (date to be confirmed). Public meeting at which the Panel will consider and determine the DA.