

## MEETING DETAILS

<b>MEETING DATE / TIME</b>	22 November 2016 – 1:30pm – 2pm
<b>LOCATION</b>	Shoalhaven City Council

## BRIEFING MATTER(S)

2015STH014 – Shoalhaven – RA15/1000 - Cnr Berry and Worrigee Streets, Nowra - Multi Level Carpark - (5 levels) Containing 646 car parking spaces

## ATTENDEES

<b>PANEL MEMBERS</b>	Pam Allan (Chair), Alison McCabe, Peter Brennan, John Levett
<b>COUNCIL ASSESSMENT STAFF</b>	Nicholas Cavallo – Senior Development Planner
<b>OTHER</b>	Tim Fletcher – Group Director – Planning & Development Services Cathy Bern - Section Manager – Development Elizabeth Bailey – Planner's Assistant

## KEY ISSUES DISCUSSED

- Vegetation removal**

Concern was raised by the Panel with regard to the removal of trees along Worrigee St and Lawrence Ave simply to cater for the footprint of the development. The trees are regarded as a site constraint that must be appropriately considered at the design stage. This is especially pertinent given the site specific setbacks proposed within a draft chapter of the Shoalhaven DCP 2014 – Nowra CBD Urban Design Development Controls.

- Clause 4.6 Variation – Building Height**

A Cl 4.6 variation is being sought to a development standard within Cl4.3 of the SLEP 2014. Maximum allowable building height is currently 11m under the SLEP 2014 whereas the maximum building height proposed is 15.5m. A Planning Proposal (LP 410) for the Nowra CBD Building Heights and Urban Design Development Controls is currently on public exhibition. This is seeking to introduce new maximum building heights for the Nowra CBD.

The Panel raised some concern that the variation being sought had not been properly addressed by the applicant. This includes the controls as they currently stand under SLEP 2014 and as proposed to be amended within the draft SLEP 2014.

Based on the information submitted, the Panel raised concerns that the development was not entirely consistent with the draft strategic direction envisaged by Council for the Nowra CBD. Given the currency

of the document it was considered especially pertinent that thorough consideration be given to those draft controls.

- **CCTV – Recommended condition of consent**

Minor concern raised regarding the wording of condition 34. Condition to be reworded to include CCTV within the pedestrian pathway along the southern façade of the building.

- **Impact upon adjoining properties (setbacks, overshadowing and design)**

Discussion was had regarding the potential impact of the development upon adjoining properties, in particular a residential development to the south known as “Berry Court”. This included overshadowing, setbacks and the treatment of the southern façade.

The setback of the development from the southern boundary was considered to be reasonable with the final storey being setback an additional distance to further address overshadowing of “Berry Court”. Should the development be modified to cater for the existing vegetation, then the setbacks from the Southern boundary should be retained.

In general the design of the development was adequate, however, the Panel were concerned with the treatment of the southern facade. Conditions of consent have been recommended requiring the lodgement of a detailed colour and material schedule with application for a Construction Certificate, paying particular attention to the southern façade.