

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 30 October 2018 Site inspection undertaken before the briefing
LOCATION	Shellharbour City Council

BRIEFING MATTER

2018STH017 – Shellharbour – DA 262/2018- 16 College Avenue, Shellharbour City Centre - Shop Top Housing Consisting of Eight Business Premises and 84 Residential Apartments and Basement Parking

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe, Renata Brooks, Graham Rollinson
APOLOGIES	Pam Allan (Chair) and Marianne Saliba
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Bryce Koop – Senior Development Assessment Officer Other staff: Jasmina Micevski, Nancy Sample, Victoria Nicholson, Luke Preston, Nancy Sample, Scott Haylett, Tyson Perry, David Purvis-Smith & Vicki Walker
OTHER	

KEY ISSUES DISCUSSED

1. The plans discussed are amended concept plans following Design Review Panel. DA Submitted plans are also part of set (2 tower concept).
2. The building is very internalised – separation/circulation is needed through the design improvements to satisfy required matters.
3. Needs further activation of Cygnet/College Avenues and also a storey about the context it will sit in.
4. Need to justify design excellence to offset height through detailed Context Analysis. Height important as there is no FSR or site coverage controls. 30% footprint non-compliance over the site. Urban Design response which includes DCP – City Centre control analysis. SoEE & Clause 4.6 should be based from this & not just a based numerical variation.
5. Improved internal design if the building is split, consideration of corner apartments, internal light wells, ventilation, podium green space for business units. This will provide better outcomes to ventilation and reduce overall ‘internalisation’ of building. Both which were fundamental concerns raised by Panel.
6. Needs further review from Design Review Panel. Amended plans following DRP improved street activation to College/Cygnet Avenue, however reduced ADG compliance & increased visual bulk/scale. Revised concept should be a combination of the 2 previous versions for complete ADG compliance.
7. Opportunities to explore the installation of the link between the city centre carpark and College Avenue should be explored. Any variation to the link must be supported with a variation statement that justifies the loss of the link between the subject building a loading dock.
8. Must demonstrate ADG compliance in further detail – Please provide detailed analysis & key ADG items to be addressed.
9. Basement to ensure compliance for all vehicle movements, including turning circles/height for waste vehicles.

TENTATIVE DETERMINATION MEETING DATE: Feb/March 2019