

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 22 October 2024, 11.47am and 12.15pm
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTER(S)**

PPSNTH-330 - Byron - 10.2022.371.2 - 29 Shirley Street and 2 & 4 Milton Street, Byron Bay - Modification to residential flat building including building height increase within R3 Medium Density Residential zone, building height reduction within 7(F2) Urban Coastal Land zone, and reduction to trafficable rooftop areas across all buildings

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Dianne Leeson (Chair), Stephen Gow, Michael Wright and Ian Pickles
<b>APOLOGIES</b>	Simon Richardson
<b>DECLARATIONS OF INTEREST</b>	Joe Vesico

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Patrcia Docherty and Shannon Burt
<b>DEPARTMENT STAFF</b>	Carolyn Hunt
<b>OTHER</b>	Nil

**KEY ISSUES DISCUSSED**

- Proposed modification outlined, noting the following:
  - Staging of works
  - Demolition
  - Basement
  - Building heights
  - Floor plans
  - Roof top
  - Acoustic wall
  - Maintenance and fire egress access path
  - Privacy screening
  - Changes to overall gross floor area (FSR)
- Detailed assessment to be undertaken, noting no initial issues identified with proposed internal and basement plan changes
- Key areas of concern relate to:
  - Building height -

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- original approval noted amendments to reduce building height
- variation request submitted, noting changes to ceiling heights
- height exceeded for lift over run on southern building
- Roof top activation -
  - increase in trafficable areas, with limited increase in functionality
  - management of amenity impacts
- Floor Space Ratio to be confirmed with assessment to be undertaken when additional information is received
- Proposed gate into the rail corridor – recommendation by Council to be considered as a separate application
- One submission received in support

#### **Panel Questions**

- Potential cumulative amenity and use impacts from additional roof top activation, including noise in the residential area, privacy and overlooking
- Clarification of proposed lift over runs, proposed height exceedances and view impacts from residential areas
- Confirmation that height variation is justified

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** 10 December 2024

#### **Planning Panels Secretariat**

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