

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 20 May 2025, 9.08am and 9.41am
<b>LOCATION</b>	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSNTH-409 – Byron – 10.2022.371.4– 29 Shirley Street, 2 & 4 Milton Street, Byron Bay – Modification to residential flat building including increase in building height within R3 Medium Density Residential and 7(F2) Urban Coastal Land zones and increase in size of rooftop areas across all buildings.

## PANEL MEMBERS

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

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Chris Larkin
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Ilona Ter-Stepanova
<b>OTHER</b>	Nil

## KEY ISSUES DISCUSSED

- Application history outlined, noting split zoning and controls relating to height and rooftop terrace size
- Modification request to increase height and size of roof top areas across all buildings
- Floor to ceiling heights and basement slab depth noted
- Size of roof top terraces – non-compliances noted
- Site located in residential area
- Improvements noted in the design
- Proposed multiple gate access onto rail corridor
- Appeal lodged
- Assessment to be undertaken to determine if substantially the same development
- Roof top landscaping
- Options for alternate access to roof top terraces available
- 1 submission received
- Internal and external referrals received

## Panel Questions

## Planning Panels Secretariat

- Options to comply with height limits through reconfiguration and reduction of floor to ceiling heights (including basement) and slab thickness to be considered
- Council to confirm existing conditions around noise from plant and equipment
- Confirmation to be provided in regard to compliance with Design and Building Practitioners Act 2020
- Final assessment report to be prepared by Council

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** to be confirmed with Council – June/July 2025

#### Planning Panels Secretariat

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