

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 16 March 2022, 9:00am – 10:00am
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER(S)

PPSSTH-119 – Shellharbour City Council – DA0606/2021 – The Promontory Drive, Shell Cove 2529 – Construction of Two Residential Flat Buildings with Basements (Precinct C2 Apartments)

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Chris Wilson (Chair), Renata Brooks, Tim Fletcher, Graham Rollinson
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Chris Homer

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Madeline Cartwright, Jessica Saunders, Nicole Doughty, Jennifer Southan, Andrew McIntosh, Jasmina Micevski
<b>OTHER</b>	Verity Rollason, Holly McCann

## KEY ISSUES DISCUSSED

- No submissions received.
- No objections raised by agency/council referrals.
- The Applicant has responded to pre-lodgement issues raised by the Design Review Panel.
- Council is satisfied with the Applicant's response to those issues raised by the DRP and is satisfied that it does not need to be referred to the DRP again.
- The DRP also raised a number of non-compliance issues which Council notes have also been satisfactorily addressed.
- Interface between Ground Floor and landscaping on the foreshore.
- Council requested additional information regarding access to the ground level (to flood levels would be accommodated). There is a big height difference and Council is keen to minimise the height of retaining walls facing the foreshore.
- Retaining walls have been reduced as much as possible in amended plans. Max 6m difference to public walkway, with some steep slopes that are proposed to be landscaped, and cut through for pedestrian walkways. Council considers that this issue nearly resolved.
- Ground floor apartments have own access.
- Separate DA approved for foreshore area, lodged by same applicant, Panel seeks confirmation that slope and landscaping works on public reserve will not impede potential public use of the area – assessment report should demonstrate which area is usable by the public and which area is being landscaped with stepping stones etc

- Council concerned about maintenance and upkeep of landscaped areas. Applicant has incorporated this into the building upkeep. Works on public reserve to facilitate access to the ground floor units must not compromise use of public reserve.
  - Council worked with the Applicant to make sure cadastre boundaries of this site were consistent with boundaries for the reserve.
  - Council can demonstrate the history of how the cadastre boundaries were negotiated and devised. Layering will show existing cadastre, and how the landscape area is contained within the development boundary.
  - Separation of buildings has been increased and buildings staggered.
  - Pathway between buildings (road to foreshore) proposed to remain private.
  - Temporary stockpile on adjoining land. Proposed to be on vacant lots SW of development (across Quayside Ave), to allow excavation of basement of the site. Assessment report to address treatment of stockpile, longevity and visual impact. Council to clarify whether parking spaces in the assessment report are consistent with the information on plans.
  - Is there a need for a turnaround?
  - Waste management plan is being prepared. At this stage proposed that bins brought out and collected on street.
  - All other apartments in Shellcove area are serviced on site. The Panel agrees that the same standard should be maintained for this site also.
  - Visual impact assessment. Council will include an adequate level of assessment of this in its report. The proposed development complies with building envelope, height and bulk.
  - Sea Level Rise (SLR) addressed in concept approval, which set the levels. Panel seeks information on this in report.
- **Site inspection to be organised for the Panel.**

**TENTATIVE DETERMINATION DATE SCHEDULED FOR: MAY 2022**