

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 16 March 2022, 10:00am – 11:00am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSTH-125 – Shellharbour City Council – DA0616/2021 – 31-33 Addison Street, Shellharbour 2529 – Demolition of existing commercial building and retention of heritage building, consolidation of lots 2 and 3 and construction of a five-storey mixed use development comprising five commercial tenancies, 17 residential units with basement parking.

PANEL MEMBERS

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

OTHER ATTENDEES

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

KEY ISSUES DISCUSSED

- Non compliances: including ADG setbacks, solar access – 5-25% and various non compliances with Chapter of DCP specific to Shellharbour Village.
- CI 4.6 variation of building height (20% or 3m).
 - DRP didn't have objections to height so long as view impacts from public domain minimal.
 - Height has been reduced to public car park (set back quite far), but not on Addison Street.
 - The Applicant has addressed heritage and overshadowing. Have worked out sterilised areas with heritage and pushed this into the higher section. Are now compliant with FSR control.
 - The Panel questioned whether approval would set a precedent re height limits, especially given that more development is likely in the Village? Also whether a precedent would be established for re-distribution of bulk into height?
 - The Panel requested that Council consider in its report the implications of this development on the heritage significance of the street i.e., how many other developments are likely to seek height exceedances/bonuses on the back of heritage items?

- Vehicle access – Council owned car park. The development requires right of way over Council land. The Applicant is negotiating an easement with Council as the landowner.
- Need this in principle agreement in place before the DA can be determined. Council traffic engineer doesn't have any concerns with this arrangement.
- If approval recommended, and this issue is unresolved, an option would be a deferred commencement subject to creation of right of way.
- Given most concerns addressed, DA not subject to full DRP review. DRP Chair reviewed and provided additional comment which resulted in further revisions which have addressed residual design concerns.
- Council assessment report to address: consistency with future character of the area, site context, streetscape, relationship with heritage items on the site and to the east of the site, appropriateness of proposed bulk and scale, conservation works proposed.
- Panel asked whether Applicant could pull together a current streetscape visual to help provide a better context.
- Submissions – most about height exceedance, some with compatibility with heritage and village feel. (noting streetscape is currently under transition).
- Revised plans will require re-notification.
- Waste management. Council collects bins from building's loading zone. A commercial waste room is proposed to be located near loading dock.
- Traffic/access –
 - Are looking at putting in a loading zone in Council car park because there are other sites along the street that don't have access either.
 - right of way within car park – should this extend to all the other existing developments?
 - Commercial ones already have right of way. Residential buildings have driveways onto Addison St. Suggest Council discuss longer term need for dedicated back lane, need to discuss with Council's Property group.
- Site contamination.
- Applicant's architects are very responsive. Council is confident that this DA will be renotified and have assessment report by the end of May.
- Site inspection to be organised prior to determination.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: MAY 2022