

## Attachment 5 – Applicant and Council Response to DRP Meeting Minutes

Table 5.1 details the summary made by the Chairman of the Shellharbour Design Review Advisory Panel of the originally lodged proposal and how the applicant has responded to these comments through design changes.

<b>Table 5.1</b>		
<b>DRP Comment</b>	<b>Applicants Response</b>	<b>Council Response</b>
<i>"The current proposal still presents as an over-development of the site that overwhelms its heritage context. The sites unique and sensitive context demands a site-specific design approach if a positive contributions to Shellharbour Village Centre is to be achieved."</i>	<p>The building footprint of the proposal has been reduced both in terms of gross floor and site coverage. The balcony and building setbacks on all levels and elevations have been revised.</p> <p>The area of the building that exceeds the 15m building height development standard has been reduced from 38% to 20%.</p> <p>The revised design does not exceed the FSR development standard under the Shellharbour Local Environmental Plan 2013.</p>	<p>The building setbacks on the northern and eastern elevations have been modified. The building envelope of the ground and first floor are consistent or exceed that of the existing two storey Tang's building to be demolished. As a result the separation between the proposed building and the heritage item to the east has been increased. The building form creates a transition through its setbacks to the Addison Street and public laneway interfaces.</p> <p>The configuration of the uppermost floor has been re-configured as recommended by the DRP. Specifically the communal open space has been relocated to the north-eastern corner, as suggested by the Panel.</p> <p>The Visual Impact Study consisting of a series of perspectives taken from various viewpoints demonstrates that the proposal as modified is an appropriate design response to the streetscape context of the site.</p>
<i>"Reduce building mass presented to lane way"</i>	<p>The setbacks of the balconies from the eastern side boundary (adjoining the public laneway) have been increased.</p> <p>The articulation of the building components (balconies, external building walls and architectural features have been revised along the eastern side elevation.</p>	<p>The increased setbacks on the northern, eastern and southern elevations has suitably reduced the building mass to the lane way. The changes in the articulation of the balconies and external finishes focuses visual interest onto the lower levels.</p>
<i>"Reduce building mass presented to Addison Street."</i>	<p>The building/balcony setbacks from Addison Street have been increased on all levels.</p> <p>The proposed north eastern building corner at ground floor and level 1 aligns with the existing two-storey Tang's building.</p>	<p>The increased setbacks on the western, northern and eastern elevation and the changes to the composition of external finishes has suitably reduced the presentation of the building mass to Addison Street.</p>
<i>"Remove level 4 units from eastern portion of the building. Consideration may be given part of the western portion of level being allocated residential use. However, a view analysis (providing views from the</i>	<p>The dwelling and balcony setbacks on all four elevations on Level 4 have been increased minimising the visibility of the level from the public domain.</p>	<p>The visibility of the uppermost level is appropriate within the context of the site and the wider Shellharbour Village. The relocation of the communal open space from the western to the north-</p>

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<i>high street) must be undertaken to determine if the visual impact of the proposal is acceptable."</i>	<p>The communal open space on level 4 has been relocated from the western portion of the building to the north-eastern corner as recommended.</p> <p>A Visual Impact Study has been submitted demonstrating the visibility of the upper most level from various view points.</p>	eastern portion is positive from a solar access context.
<i>"Further refinement of the residential entry."</i>	<p>The residential entry and lobby have been reconfigured, providing a clear lift entry and exit from the residential entry door.</p> <p>The location of the fire hydrant and sprinkler booster are located inside the residential entry area and not highly visible from the Addison Street public domain.</p>	Suitable amendments have been made. The interface between the residential entrance and the public domain achieves the relevant ADG objectives.
<i>"Increase the extent of the active interface with lane."</i>	The length of the proposed commercial tenancy along the public laneway has been increased.	The pedestrian laneway interface comprises a mixture of the commercial tenancy and heritage interpretation panels. This is considered acceptable.
<i>"Relocate lift shaft to provide increased curtilage to heritage structure."</i>	The location of the lift has been modified and is now incorporated into the main building mass.	Suitable amendments have been made. The revised design achieves an appropriate curtilage and interface with the heritage building to be retained.
<i>"Increase extent and amenity of communal open space."</i>	<p>Commercial tenancy No. 5 has been deleted and replaced with communal open space. The communal open space is embellished with a BBQ unit, fixed furniture including chairs and table.</p> <p>The OSD has been deleted and deep soil landscaping has been provided. Canopy trees are proposed in the deep soil zone to maximise tree root growth potential.</p>	The proposal exceeds the 25% site area communal open space ADG requirement. The revised design will encourage social interaction and residential usage of the two communal open spaces.
<i>"Consider the incorporation of a street awning in place of the colonnade."</i>	The front setback of the proposed commercial tenancies from Addison Street have been increased to maximise pedestrian circulation. A continuous street awning is provided along Addison Street.	The revised design provides a continuous awning along Addison Street and will provide adequate weather protection for pedestrians.
<i>"Further development is required to improve solar access."</i>	<p>The reduction of the depth of the balcony areas and the increase in building setbacks have increased the amount and duration of solar access to the apartments.</p> <p>Incorporation of skylights at balconies of Level 1 apartments from</p>	Suitable amendments have been made and the development as revised is compliant with the ADG solar access requirements.

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	the public laneway to allow sunlight to penetrate into the living rooms.	