

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 13 December 2022, 1pm – 2:15pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-142 – Shoalhaven – RA22/1001 – Kerry Street & Paradise Beach Road, Sanctuary Point 2540 – New two storey Sanctuary Point Library

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting Chair), Renata Brooks, Brian Kirk
APOLOGIES	-
DECLARATIONS OF INTEREST	-

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Andre Vernez
APPLICANT ATTENDEES	Rennie Rounds (Premise), Rus Manaf (Brewster Hjorth Architects), Anthony Meta (SCC), Stephanie Cascun (SCC)
OTHER	Amanda Moylan (DPE)

KEY ISSUES DISCUSSED

Council Briefing

- Council provided an update of the assessment of the development application (DA). A summary of the RFI was provided, along with a precis of the applicant's response and outstanding issues including:
 - The provision of future vehicular access to the rear of the adjacent commercial buildings in Kerry St.
 - Carparking arrangements, including bus parking areas and internal vehicle movements.
 - Proposed replacement tree planting and options for tree retention.

Applicant Briefing

- The applicant summarised its response to Council's RFI and provided details around the following matters:
 - Access, driveway, car parking arrangements and vehicular movements.
 - Location of the accessible parking spaces outside the library. The Panel requested the applicant explore adjusting the location of the accessible car parks outside the library to the existing car parking area closer to the proposed entrance to the library.

- Tree replacement plan. The Panel requested the applicant provide Council with clarification and justification as to which trees can/cannot be retained and why, and further, to indicate where either off-site or replacement trees can be provided to demonstrate a beneficial outcome.
- Applicant indicated a desire to retain trees 49, 56 and 57.
- Exploring the retention of trees 49 and 56 with arborist including the encroachment of parking into tree protection zone

Next Steps

- The Panel encouraged the applicants to continue to address the Council's request for further information
- The Panel indicated it did not have a fundamental problem with the proposed development, however, further consideration of both the Council's and Panel's residual issues is required to progress to determination.
- The applicant agreed to provide information to address the matters raised to enable determination in late February/early March 2023.

TENTATIVE DETERMINATION DATE TO BE TENTATIVELY SCHEDULED FOR FEB/MARCH 2023