

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 16 March 2022, 11:00am – 12:00pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSTH-144 – Shellharbour City Council – DA0767/2021 – 53 Broughton Avenue, Tullimbar 2527 - Construction of a mixed-use development comprising 22 residential, retail and commercial floor space including supermarket/liquor store, childcare centre, medical centre and ground and basement carparking facilities.

PANEL MEMBERS

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

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

- DA was submitted in early December 2021
- The DA was referred to DRP after DA was submitted
- Notification ended in February 2022
- RFI to applicant to address key concerns including concerns raised by DRP.
- It was noted that a likely redesign is required.
- Council is in receipt of a proposed concept redesign of site which is a substantial change in design and more in line with DRP comments.
- In general, the proposal consists of a substantial commercial and residential development.
- Key issue is flooding on Balmoral Parade. Panel questioned whether assessment had considered more recent requirements?
- Council awaiting internal referral from flood engineers. Note that current design has carparking in the flood prone area.
- Site itself above FPL, but issue primarily about access to the street and basement car parking.

- It was noted that commercial flooding requirements (i.e., childcare) are different to residential.
- Major transmission line easement encroaching into the site by 9 m. Applicant has taken this into account (made it car parking)
- 7 submissions, 2 petitions. Positive and negative feedback.
- Community wants and needs a village centre. Just needs to be the right outcome. Community wants a development complimentary to the area, village feel, low density commercial environment, which is more consistent with original vision for Tullimbar village.
- Chief concerns are traffic, pedestrian safety, and maneuverability.
- There is a nearby mixed-use approval for apartment and commercial development. Some site work already commenced, concern that this development needs to integrate with the subject proposal to form a cohesive village centre.
- Panel questioned the size of this development and whether it will take up all commercial demand for the village. Wanted to understand whether there is an expectation of more commercial development associated with this precinct. Whether there was an overarching strategic retail hierarchy policy which informed the size and nature of the centre.
- Council is working with the developer to ensure an appropriate contextual interface with nearby developments, to ensure community focused outcomes regarding pedestrian linkages and amenity.
- This is particularly the case facing to Broughton Road and the consideration of traffic, pedestrian movements and bus routes.
- Council keen to deliver high street type pedestrian links between developments on either side of Broughton Street.
- Broughton is the main access into the estate but is very narrow.
- Council working with its engineer to address traffic issues and will discuss with Applicant for example, need to address truck maneuvering, prior to the Applicant completing its redesign.
- Also need to consider onsite maneuvering of trucks to service the commercial premises via a vehicle drop offs for childcare centre and nearby school.
- Loading dock is also being redesigned (noting Broughton and Berrima are the “high streets” so leaves Balmoral and other as potential entrances).
- Given commercial floorspace, considered more appropriate for residential car parking to be provided on site.
- Brief discussion on power line easement and need to verify if this is 11kV and whether there is the need to consider EMR to proposed residential and childcare centre (noting Childcare SEPP includes EMR requirements) and the principles of prudent avoidance. This wasn’t included in original submission.
- There is limited guidance in the LEP or DCP or LSPS.
- Urban design review required for this and surrounding sites to ensure overall integration for this and nearby sites. Key issues include:
 - Main street to have ‘high street’ feel with activated street frontages
 - Appropriate bulk and scale of buildings and how they fit in with the character of locality.

- Understanding of broader context for this development (within the local retail hierarchy) and desirable range of services.
- Servicing and street networks, road and pedestrian safety, connectivity, potential conflicts and risk mitigation.
- Potential for this development to respond to expected outcomes for the neighborhood/village.
- Appropriate range of commercial and community services consistent with the expected level of residential development proposed for the Tullimbar area
- Adequate level of parking
- The Council advised that the amended site concept plan is far superior than the original design, particularly relating to active street frontages, appropriate location of loading bays, basement facilities for permanent residential parking and waste management. The DRP is yet to consider this version.
- Broader site context plan required showing indicative building envelopes for this and, pedestrian linkages and so forth, to explain what the village will look like in future (addressed in Urban Design Review)
- Understanding the strategic context and urban design framework is important particularly given the DA seeks concept approval.
- Panel does not have a good understanding of the development potential in the area although it noted that a pub and additional commercial floorspace had been approved.
- Panel questioned whether there had been any retail demand assessment.
- Council sought an economic needs assessment at pre-lodgment, and this was provided.

NEXT STEPS:

Panel to undertake site visit

- Council expecting updated plans, considering all issues identified.
- DRP review
- Urban Design Review
- Panel briefing.
- Tentative timing for site visit and briefing end May