

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 28 September 2022, 1:00pm – 1:45pm Site inspection undertaken before briefing, 10:45am - 11.15am
LOCATION	Shellharbour City Council / 37-39 Addison Street, Shellharbour 2529

BRIEFING MATTER(S)

PPSSTH-160 – Shellharbour – DA0274/2022 – 37-39 Addison Street, Shellharbour 2529 – Mixed Use Development and Shop Top Housing

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting Chair), Tim Fletcher, Renata Brooks
APOLOGIES	Renata Brooks – apology for site visit, attended briefing via video link
DECLARATIONS OF INTEREST	Chris Homer, Graham Rollison

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nicole Doughty, Jasmina Micevski, Madeline Cartwright
OTHER	Amanda Moylan (DPE)

KEY ISSUES DISCUSSED

- Current progress of development application including a comparison of initial design (as submitted) and subsequent amended design.
- ADG noncompliance
 - Deep soil
 - Building separation setbacks
 - Communal open space
 - Cross ventilation
- DRP comments;
 - Presentation to Addison St
 - Greater articulation of eastern elevation
 - ADG non-compliance with communal open space requirements
 - Impact of highlight windows on cross ventilation
 - Amenity issues for proposed communal open space within central courtyard
- Amended design in response to the DRP comments
 - Lack of linkages with the streetscape
- Bulk, scale, setbacks and heritage impacts
- Tension between location and size of the communal open space with the height requirements and heritage impacts

Planning Panels Secretariat

- Servicing arrangements for commercial space
- Absence of minimum lot size
- Potential isolation of adjoining lot
- The Panel indicated a preference for the design to comply with height standards, given the location and context of the site and did not support the use of the heritage item as a justification for a height variation.
- Council to advise the applicant of the design outcomes to be achieved in further amended plans including:
 - Awning treatment to front (Addison St) elevation
 - Compliance with height standards
 - Compliance with the ADG
- Confirmation that further DRP review required for any amended plans
- The Panel noted that the applicant has expressed a desire to move the assessment forward to determination.

TENTATIVE DETERMINATION DATE TO BE ADVISED