

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 3 March 2020, 2:30pm and 3:00pm
LOCATION	Shellharbour City Council, 76 Cygnet Avenue, Shellharbour City Centre

BRIEFING MATTER(S)

PPSSTH-20 – Shellharbour City Council – DA0563/2019 – 71 Fig Hill Lane, Dunmore – Redevelopment Of Site As An Eco-Tourist Facility Comprising Of A Part Two Storey, Part Three Storey Principal Building With 13 Guest Rooms, A Gym And Spa Area, Restaurant, Lounge Bar, Terrace And Pool Area, Rooftop Bar And Three Separated One Storey Pavilions Containing 20 Additional Guest Rooms (Eco Tourist Facility)

PANEL MEMBERS

IN ATTENDANCE	Gordon Kirkby (Chair), Tim Fletcher and Renata Brooks
APOLOGIES	Marianne Saliba, Graham Rollinson and John Murray
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	James Douglas, Caren Taylor, Andrew Lee, Luke Preston, Prabin Kayastha
OTHER	Melissa Boxall, Grant Meredith, Jasmina Micevski, Madeline Cartwright, Vicki Walker, Andrew Shortle, Celeste Mann

KEY ISSUES DISCUSSED

- SLEP Definition and Clause 5.13 – Eco-tourist provisions – demonstrating permissibility, zone consistency, nexus between ancillary and primary uses and design principles.
- SLEP Clause 4.3 – Height departure.
- BDAR/offsetting.
- Stewardship agreement.
- APZ's – issues with access roads and amount of clearing.
- Car parking/traffic – concerns regarding amount of parking, co-use and bus/coach provisions.
- Visual heritage/heritage study.
- Roof top bar – any precedent and noise pollution potential
- Acoustic report.
- Impact on ECC in terms of effluent disposal and runoff.
- Terms of Right of Way and obtaining Owners consent.
- Opportunity for another briefing when Panel returns for other matters.
- Impact on the SEPP 14 wetlands from effluent disposal

Planning Panels Secretariat

- In the heritage dot point - the heritage impact on Dunmore House

TENTATIVE PANEL MEETING DATE: N/A

Planning Panels Secretariat

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