

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 12 September 2023, 10am – 11.30am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-257 – Shellharbour – DA0272/2023 – 2 Waterfront Promenade & Cove Blvd, Shell Cove 2529 – Community Facilities, Library and Visitor Centre

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Grant Christmas
APOLOGIES	Graham Rollinson
DECLARATIONS OF INTEREST	Chris Homer (Council interest DA)

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Mathew Rawson, Jasmina Micevski
APPLICANT REPRESENTATIVES	Jason Webster (Fraser's Property), Wayde Peterson (Shellharbour City Council), Bailey Angeloski (Shellharbour City Council), Nicole Leuning (Smart Design Studio), Juliet Wittenoom Louw (Ethos Urban)
DPE	Amanda Moylan, Tracey Gillett

KEY ISSUES DISCUSSED

Council assessment staff provided the Panel with background and an update to the progress of the application. The following matters were discussed:

- Site history and planning controls
- Non-compliance with SLEP 2013 Cl 5.21 - Flood Planning, and Clause 31 of SDCP relating to acoustic protection for noise sensitive uses
- Referrals and concurrences
- Community consultation complete with no submissions received
- Council requested further information on 18 Jul 2023 which included a request for amended floor plans to comply with PMF, confirmation and justification in relation to BCA compliance, the need for additional ground floor storage, anti-bird roosting design changes, clarification of patron numbers in POM, clarification of alteration to Waterfront Promenade, landscape plan details, and acoustic report updates.
- Amended plans and further information were received 10 August 2023
- Additional request for Information regarding flood levels, the acoustic report, and potential exemption to contributions payable sent 11 August 2023.

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- Key issues for assessment include compliance with Concept Approval, Design Guidelines for Precinct D, potential noise impacts on nearby existing and future residential apartments, flood impacts, provision of public amenities on first floor level (library), construction scheduling, and management of impacts on existing public space.

The applicant provided a presentation to the Panel which included an outline of the design concept of the proposal, and details of the Waterfront Centre Plan of Management

The Panel asked questions relating to the following matters.

- The design and scale of the development
- Justification as to why the library is not located on the ground floor
- Solar access to the library
- Hours of operation of the library and visitor centre and consistency with the Plan of Management
- Access to toilet facilities on the library level
- Clarification whether facilities were open dusk to dawn as stated in DA as opposed to dawn to dusk
- Impact of flooding at PMF on the overall design including the entry foyer, and whether there was flood free access.

Next Steps

Council assessment staff to request further information from the applicant in relation to:

- The need for a formal flood study
- Acoustic mitigation with a specific reference to the POM and the need to ensure appropriate management of community facilities including the use of function space
- The need for public amenities on the first floor, particularly in relation to accessibility and hours of access
- Construction scheduling and management of impacts on existing public domain areas
- Flood free evacuation

TENTATIVE DETERMINATION DATE SCHEDULED FOR 22 NOVEMBER 2023

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