

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 31 October 2023, 2pm – 3pm Site inspection undertaken after briefing, 3.45-4.45pm
LOCATION	Briefing: Shoalhaven City Council / MS Teams Site Visit: on-site at Cooee Hotel, 126 Island Point Rd, St Georges Basin 2540

BRIEFING MATTER(S)

PPSSTH-273 - Shoalhaven - RA23/1001] – 124, 130, 132 Island Point Rd St Georges Basin 2540 - Proposed Re-Development of the Cooee Hotel

PANEL MEMBERS

IN ATTENDANCE	Briefing: Chris Wilson (Chair), Juliet Grant, Grant Christmas Site Visit: Juliet Grant, Grant Christmas
APOLOGIES	Site Visit only: Chris Wilson (Chair)
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Jeremy Swan, Rebecca Lockart, Lachlan Jones, Cathy Bern Site Visit: Rebecca Lockart
APPLICANT REPRESENTATIVES	Briefing (MS Teams): Lee Carmichael (Jervis Bay Town Planning), Lainey Richardson (ER Architect), Asri Halis (ER Architect)
DPE	Briefing: Amanda Moylan, Tracey Gillett Site Visit: Amanda Moylan

KEY ISSUES DISCUSSED

Council's independent consultant assessment planner provided the panel with a status update of the application with the following matters being discussed:

- Proposed staging of the development.
- RSDA trigger - Council interest >\$5m (Council land included as part of the site subject to the application).
- Site context and development history.
- DCP, Village Centre Map and intended strategic vision and plan for village.
- Summary of amended plans provided by the applicant to Council on 31 October 2023.
- Clause 4.6 request and proposed height exceedance.
- Car parking arrangements.
- Changes in levels across the site.
- Council confirmed that neither a CPTED or social impact report were submitted in support of the application.

- Operation of loading dock.
- Public notification, with 7 submissions being received.
- Content of RFI.
- Council confirmed the amended plans, once formally submitted through the ePlanning portal, will require re-notification.

The applicant provided a presentation of the development proposal to the Panel and the following matters were discussed:

- Feedback from Council in relation to building height and extent of earthworks, interface with public reserve, staging of the development and its management, traffic and parking, stormwater, acoustic impacts.
- Summary of revised plans noting the reduction of the proposed building height, increased setback to the public reserve, reduction in earthworks to be undertaken, and revised elevations for the accommodation building (stepping of building).
- The extent of height limit breach in amended scheme and confirmation that the departure from the height standard is being sought under cl4.6 in the amended scheme.
- Vegetation removal and impact on trees retained on Council land.

The Panel raised the following matters with the applicant:

- Operational hours. The applicant confirmed no changes are proposed to the current hours of operation.
- Parking demand, details of the parking analysis undertaken in support of the proposal, and periods of peak parking demand.
- Location and operation of unloading and waste management facilities.
- Consideration of options for open/opaque fencing between the site and the reserve and for accessible entry at this interface. The applicant advised that an increased setback of the wall of the building facing the public reserve is proposed in the amended scheme. No retaining walls are now proposed, and accessible entry is to be provided.
- The absence of a CPTED report and Social Impact Assessment Report. The applicant indicated that these reports are not a standard requirement for the development type proposed, particularly where no change to hours of operation for the hotel use are proposed.
- The Panel reinforced the need for a Plan of Management covering the operation of the use.

During the site inspection, the Panel members indicated Council should obtain further clarification from the applicant in relation to the following matters:

- Presentation of the proposed development to Crowea Street and relationship with future development on nearby sites.
- Relationship between the proposed development, and the adjacent site/ site interface, noting it is proposed to build on the subject site to the lot boundary.
- Extent of tree removal on the southern and eastern boundaries.
- Opportunities for existing trees to be retained within the site and for replacement planting.
- Clarification of the proposed vegetation removal on the Council reserve.

Next Steps

- Applicant to submit amended plans to the ePlanning Portal.
- Re-referral and re-notification of amended plans will be required.
- The Panel identified carparking and traffic as key issues.
- The Panel acknowledged the changes made in the amended scheme and encouraged the applicant to continue to work closely with Council.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 7 MAY 2024

Planning Panels Secretariat

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