

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 9 April 2025, 10:40am – 11:30am
LOCATION	MS Teams

ASSESSMENT STATUS 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 - Staged Development Application including:

- Stage 1: Construction of a new 20-room hotel, new rear driveway, and associated parking area
- Stage 2: Demolition of existing pub and construction of a new pub

The new car parking area across the two stages will contain 52 off streetcar parking spaces. The proposal also includes installation of all required services and stormwater drainage and landscaping of the site.

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Grant Christmas
APOLOGIES	None
DECLARATIONS OF INTEREST	Council interest DA

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Elizabeth Downing, Bruce Gibbs, Justin Lamerton
COUNCIL CONSULTANT ASSESSMENT PLANNER	Jeremy Swan (The Planning Hub)
APPLICANT REPRESENTATIVES	Council only assessment status briefing
OTHER	Amanda Moylan, Nikita Lange

KEY ISSUES DISCUSSED

Council staff and Council's consultant assessment planner provided the panel with an update on the status of the assessment of the application. The following matters were discussed:

- Car parking arrangements:
 - The proposal includes 52 car parks in total
 - While the panel noted that a significant amount of parking is required under the DCP (220), a reduction in the number of parking spaces required may be warranted having regard to existing arrangements and timing of demand.
 - The panel suggested that Council encourage the applicant to provide further information in relation to traffic and parking to determine the existing on-street parking credits and actual

parking demand. For example, patron surveys could be undertaken to determine more accurate parking requirements.

- The panel also requested that Council encourage the applicant to consider the updated *Guide to Transport Impact Assessment*, noting that the original version of the Guide to Traffic Impact Assessment included surveys for hotels prepared in 1980. It was noted that parking demand and travel behaviour had changed since these studies were completed.
- The panel agreed that the proposal would have positive economic implications for the village centre should it proceed and would carefully consider the proposal taking into consideration contemporary carparking demand and traffic impacts should they be provided by the applicant.

Next Steps

- Council planners are meeting with the applicant on 10 April 2025.
- Councils' assessment planner is to continue progressing the assessment report.
- As less than 10 unique objections have been received during the exhibition of the DA, the panel will determine the matter electronically.
- The Panel agreed to set an e-determination date for 4 June 2025.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 4 June 2025

Planning Panels Team

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