

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 28 November 2023, 10am – 11:30am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-310 – Shellharbour – DA0459/2023 – 15 Maritime Drive SHELL COVE 2529 – Commercial - Boat storage and maintenance facility, office and café

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Mathew Rawson, Madeline Cartwright, Stacey Houlison
APPLICANT REPRESENTATIVES	Ben Sutton (Frasers Property), Brendan Sharp (Frasers Property), Alby Peros (Frasers Property), Daniel Brilsky (SCC), Eray Erkilic (SCC), Donal Challoner (Nettletontribe), Ellen Sun (Nettletontribe), Christopher Curtis (Ethos Urban)
OTHER	Amanda Moylan (DPE), Tim Mahoney (DPE), Tracey Gillett (DPE)

KEY ISSUES DISCUSSED**Council**

- Notification of the application finishes on the 18th December 2023.

Applicant

- The applicant gave a presentation of the proposed development, site context, views, and schedule of finishes.
- The facility, when complete, will be leased to a Marine Operator.
- The site slopes from the rear towards the board walk/waterfront.
- The site will accommodate 120 boats and include 75 car spaces.
- The workshop has been configured to enable the larger boats to be lifted out of the water, across the boardwalk and into the workshop.
- The roof angle design aims to minimise impact on the solar plane.

Planning Panels Secretariat

Panel

The Panel asked the following questions of the applicant:

- Size and type of boats to be stored on site. The applicant advised boats stored would mostly comprise motorboats ranging from 4-8 metres.
- Difference between the concept plan and LEP height limits.
- Frequency, timing, and operation of the boatlift.
- Landscaping opportunities along the promenade to soften the interface. The applicant advised that due to the frequency of movement of the boatlift, the practicality of landscaping in this location would be problematic.
- Pedestrian wayfinding within site and into the building. The applicant identified several entries including from the main carpark entry, carpark, and front lobby on the right-hand side. The building to the front is accessed from the footpath closer to the waterfront.
- The visual impact assessment from the immediate neighbourhood. The applicant indicated that the findings of the Visual Impact Analysis were consistent with the Master Plan.

Next Steps

- A date is to be scheduled for the Panel to carry out a site visit.
- A second briefing is not required at this stage.
- A determination date will be set following the Panel site visit.

TENTATIVE DETERMINATION DATE TO BE ADVISED

Planning Panels Secretariat

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