

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 1 November 2023, 1:45pm – 4:15pm Site inspection undertaken after briefing.
<b>LOCATION</b>	<b>Briefing:</b> Shoalhaven City Council / MS Teams <b>Site Visit:</b> on-site at the Berry Hotel, 120 Queen St, Berry

## BRIEFING MATTER(S)

PPSSTH-326 (RA23/1002 - PAN-372319) – Shoalhaven – RA23/1002 - 120 Queen St, Berry - Alterations and additions to the Berry Hotel

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	<b>Briefing:</b> Chris Wilson (Chair), Juliet Grant, Stephen Davies <b>Site Visit:</b> Juliet Grant, Stephen Davies
<b>APOLOGIES</b>	<b>Site Visit only:</b> Chris Wilson (Chair)
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	<b>Briefing:</b> Rebecca Lockart, Cathy Bern <b>Site Visit:</b> Rebecca Lockart, Cathy Bern
<b>COUNCIL CONSULTANT ASSESSMENT PLANNER</b>	<b>Briefing:</b> Jeremy Swan
<b>APPLICANT REPRESENTATIVES</b>	<b>Briefing:</b> Chris Feros (Feros Group), David Stubbs (The Berry View Hotel), Matt Hall (D.velop.R), James Lidis (Design Collaborative), Chris Grinham (H&E Architects), John Oultram (John Oultram Heritage and Design)
<b>OTHER</b>	<b>Briefing:</b> Amanda Moylan (DPE), Tracey Gillett (DPE), Tim Mahoney (DPE)

## KEY ISSUES DISCUSSED

Council's independent assessment planner briefed the Panel and discussed the following matters;

- Background to the proposed development and outline of the development scheme.
- Context of the site.
- Public exhibition process, noting the submission period has been extended to 15 November 2023.
- Confirmation trigger for Regionally Significant Development (RSD) assessment pathway are the proposed works on the Council owned Car Park and the CIV of the development exceeding >\$5M.
- Existing car parking arrangement and extent of proposed works within existing council car park.
- Heritage considerations and significance of site and broader area.
- Extent of changes proposed to façade including the history of modifications to the exterior and overlay of various periods and incremental changes over time.

## Planning Panels Secretariat

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- Accessibility through the site, in particular the pedestrian movements between the hotel and accommodation and proposed vehicular access points.
- Traffic and car parking demand within Berry.
- CI4.6 application for departure from 8.5m height limit.
- Bulk and scale of proposed accommodation building.
- Public amenity impacts and Plan of Management considerations, including acoustic constraints and restrictions on numbers of people and hours.

The Applicant team provided the Panel with a presentation of the proposed development and discussed the following matters:

- Outline of proposed development scheme.
- Proposed built form.
- Heritage considerations and significance. Heritage response and intent to modernise the pub component whilst respecting heritage.
- Traffic and car parking demand in Berry, noting Berry is a multi-trip destination.
- Gap in single/hotel style visitor accommodation and reliance on Airbnb short stay style accommodation.
- Summary of internal improvements to the existing Hotel including changes to seating area for dining, integration of new back of house facilities, and rearrangement of fundamental uses within the site to introduce more volume to the rear of the Hotel.
- CI4.6 application for departure from height standard and design measures incorporated to ameliorate any impacts.
- Efforts to minimise overlooking and amenity impacts on adjoining properties.
- Liquor and gaming licence arrangements, with accommodation and pub (hotel) to be on the one licence.

The Panel asked questions of the applicant in relation to the following items:

- Consultation undertaken with immediate neighbours.
- Justification for proposed car parking provision.
- Arrangements for basement car parking for accommodation.
- Opportunities for safe pedestrian access between the hotel and the pub through the car park (absence of shared zone delineated with marking/paving).
- Relationship between proposed development and use of council car park. Reliance on Council accessway to enter/enter site.
- Arrangements for loading and unloading.
- Consideration of staging (particularly in terms of accessibility).
- Bulk and scale of proposed accommodation building and presentation of proposed blank wall to adjacent site to the south.

#### Next Steps

- The Panel acknowledged that the public exhibition period was extended to finish on the 15<sup>th</sup> of November 2023.
- Once exhibition is complete, referrals received, and any further information requested is provided, the Panel will consider holding a public listening briefing (likely in February 2024) to enable members of the public to address the Panel prior to the final assessment and determination of the application.
- A Public Determination Meeting is anticipated in 2024.

#### **TENTATIVE DETERMINATION DATE TO BE SCHEDULED**

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