

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 13 November 2024, 10am – 11am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-337 – KIAMA – 10.2023.220.1 - 61 Shoalhaven Street KIAMA 2533 - Mixed use development – Demolition of existing structures (excluding heritage item) and construction of a mixed use development comprising : 344 basement car parking spaces; 24 retail premises including a supermarket; and 82 shop top housing units.

PANEL MEMBERS

IN ATTENDANCE	Juliet Grant (Acting Chair), Grant Christmas, Helen Lochhead, Luke Musgrave
APOLOGIES	None
DECLARATIONS OF INTEREST	Chris Wilson Council Interest DA

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Melissa Ballinger, Ed Paterson, Cheryl Lappin, Drew Shortle
COUNCIL CONSULTANT ASSESSMENT PLANNER	Kim Johnston (KJ Planning)
DPHI	Amanda Moylan, Tracey Gillett

KEY ISSUES DISCUSSED

At the preliminary briefing held in May 2024 the Panel requested an update briefing once further information was received from the applicant and following the completion of any required public consultation.

Council's consultant assessment planner provided the Panel with an update of the status of the assessment of the application, with the following being discussed:

- Matters requested to be addressed in the RFI including;
 - Permissibility
 - Building Height
 - Laneway
 - Design and Apartment Design Guide (ADG)
 - Road, Traffic, Vehicle Access and Car Parking
 - Supermarkets
 - Land Contamination
 - Acoustic Issues
 - Public Open Space
 - Tree Removal

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- Waste Management
 - Insufficient Plans and Information
 - Community Submissions
- Outline of the amended proposal and additional supporting material lodged on 1 August 2024, noting the proposal included the following key changes:
 - Amended plans, supporting reports and documentation;
 - Removal of the vehicular laneway and replacement with vehicle access from Shoalhaven Street to the basement and loading area and a pedestrian laneway (with bollard protection) comprising a paved outdoor area and planter boxes above the basement parking levels (in private ownership);
 - Amendments to the commercial and retail spaces; and
 - Minor changes to layout throughout the development.
 - Outstanding matters and unresolved issues:
 - Overall inconsistency of the design with the desired future built form articulated in the DCP, which seeks three (3) distinct buildings set within an interconnected and landscaped setting of public areas
 - Design and amenity – setbacks, lack of articulation
 - Building height and proposed exceedance sought in cl 4.6 request and impacts on view loss for adjoining properties and adverse visual impacts
 - The nature and function of the laneway, vehicle access to the development and properties fronting Terralong Street and the realignment works to Akuna St
 - The appropriateness and desired function of the public plaza, which is currently located at multiple and elevated levels, between primarily residential buildings, with some public areas provided underground with limited access hours
 - The fragmented, small and largely underground retail spaces and their viability, functionality and potential impacts to the existing commercial spaces in the town centre
 - Public open space and public access and consistency with DCP
 - Commercial and retail areas including the lack of active frontage
 - View loss and adequacy of the visual impact assessment
 - Heritage
 - Landscaping – extensive tree removal and limited deep soil areas
 - Sustainability
 - Land Contamination and groundwater impacts
 - Lack of adequate information to finalise assessment regarding acoustic wall, acoustic issues, site analysis, section plans, embodied emissions, vehicle wash bays, construction site management plan, ventilation details, designing for county, traffic generation.

The Panel raised concerns that the development has insufficient regard to the desired future character and planning controls and noted that fundamental issues remain outstanding, including:

- Height, bulk and scale of the built form;
- Pedestrian access, amenity and safety;
- Functionality of communal open space;
- Streetscape, including the lack of resolution to the Akuna Street frontage; and
- Impacts on the local heritage item.

The Panel noted the time that the application has been under assessment and the opportunity the applicant has had to address the issues and concerns raised by the Panel in its preliminary briefing, and in the RFI.

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While the Panel would be open to the applicant addressing the Panel directly to further discuss the outstanding matters and concerns, the Panel suggests the applicant consider withdrawing the application to enable a significant redesign to fully respond to the concerns raised.

Alternatively, should the applicant wish to proceed on the basis of the amended scheme and the current information available, the Panel shall request the Council consultant assessment planner to finalise their assessment to enable the Panel to make a timely determination.

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