

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Friday, 13 December 2024, 2:45pm – 4:15pm |
| LOCATION | MS Teams |

BRIEFING MATTER(S)

PPSSTH-435 – SHELLHARBOUR – DA0237/2024 - 27 Addison Street SHELLHARBOUR 2529 – Shop Top Housing - Demolition of existing buildings and construction of shop top housing development comprising of one commercial unit, nine residential units with basement parking and associated works.

PANEL MEMBERS

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|--------------------------|---|
| IN ATTENDANCE | Chris Wilson (Chair), Juliet Grant, Grant Christmas |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | Council interest Graham Rollinson (SEE prepared by Luke Rollinson of MMJ who is an immediate family member. Graham Rollinson was also a past director and shareholder of MMJ. |

OTHER ATTENDEES

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|---------------------------|---|
| COUNCIL ASSESSMENT STAFF | Kelly Grieve, Madeline Cartwright, Matt Rawson, Felicity Perna, Cleo Dyer |
| APPLICANT REPRESENTATIVES | Simon Green (Verzeal), Luke Rollinson (MMJ Town Planning), Peter Couvaras (Couvaras Architects), Chris Stringer (Couvaras Architects) |
| DPHI | Amanda Moylan |

KEY ISSUES DISCUSSED

Council assessment staff and the applicant briefed the panel and provided details about the proposal and its assessment. Key issues discussed included:

- Architectural response to heritage context and nearby heritage items
- Design Review Panel comments including 2 storey veranda elements, DCP setbacks, no support for rooftop COS, building alignments, circulation and internal amenity refinements, front infill landscaping , and support for face brick and steel material design elements
- Operation of basement car park and arrangements to secure a right of way over the council car park
- Regulation of accommodation for short term rental
- Proposed tree removal
- Solar access
- Request for FI – setbacks and DCP compliance, carparking and DCP compliance, CTMP, ROW plan, existing tree impacts, public domain finishes, signage plans, waste management plans, ADG clarifications, hydrant booster, A/C screening on roof, and demolition plan.
- Exhibition completed - 1 support and 1 objection

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- Outstanding issues
 - Traffic management particularly in basement
 - Internal referrals

Next Steps:

The panel noted the use of the adjoining site as a restaurant and requested council consider any noise impacts and the need or otherwise for noise attenuation.

The Panel Chair advised he has previously inspected the site and is familiar with the locality.

The panel requested council work towards finalising the outstanding matters and prepare an assessment report for electronic determination by the panel on 25 March 2025.

TENTATIVE DETERMINATION DATE SCHEDULED FOR DETERMINATION 25 MARCH 2025

Planning Panels Team

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