

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Wednesday, 26 March 2025, 10:15am – 11:45am |
| LOCATION | MS Teams |

BRIEFING MATTER(S)

PPSSTH-468 – SHOALHAVEN - DA2024/2005 - 116-118 St Vincent Street & 41 Deering Street ULLADULLA 2539 - Residential Flat Building Including Affordable Housing - The proposed development comprises the demolition of an existing industrial shed and construction of a new six-storey residential flat building providing 83 new dwellings of which 13 are for affordable housing.

PANEL MEMBERS

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| IN ATTENDANCE | Chris Wilson (Chair), Juliet Grant, Grant Christmas, Luciano Casmiri, Peter Wilkins |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | None |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Anne McDonald, Bruce McDonald, Peter Johnston |
| APPLICANT REPRESENTATIVES | Ronan Moss (Cox Architecture), Sophie Quinn (SMEC), Thomas Carberry (SMEC), Alexandra Arnold (The Fleming Group) |
| DPHI | Amanda Moylan, Tracey Gillett |

KEY ISSUES DISCUSSED

Council provided the panel with an update on the status of the assessment of the application. The following matters were discussed:

- Overall design scheme and site context
- Site development history, previous approvals and management of potential contamination through land use change
- Proposed housing mix and affordable housing component
- Key development data, existing height controls, height and FSR bonuses (30%), and carparking arrangements
- Confirmation that council does not have a design review panel and independent design advice may assist in the assessment
- Details of the RFI request including the provision of a PSI
- Public exhibition is complete with 11 submissions (objections) received

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- Status of internal and external referrals
- Key issues as follows:
 - Bulk and Scale
 - Future character
 - Building height
 - Consistency with planning controls
 - Consistency with SEPP 65 and ADG
 - Provision of communal open space

The applicant provided a presentation to the panel and outlined the design concept. The following matters were discussed.

- Breezeway design concept
- Adequacy of the 3m setback to the southern boundary
- Provision of additional parking. The applicant confirmed that the council DCP controls and the affordable housing provisions within the SEPP are a minimum and are considered to be insufficient. Additional parking is proposed in response to the minimal public transport connections, and available on street parking
- Integration of the site with adjoining future land uses. The applicant advised that it would provide additional information regarding the integration of the site across a broader study area to better demonstrate suitable future amenity for adjacent land
- Waste storage and collection arrangements. Council confirmed it did not have a DCP dealing specifically with waste management for this type of development. The application currently proposes kerbside collection, which, according to the applicant, was recommended during pre-lodgement discussions. However, council has now identified a preference for onsite private waste collection arrangements.
- Removal of the tree on the adjacent site. The applicant confirmed the removal of the tree on the adjacent site does not form part of this application, and approval has been provided independently of this DA.

PANEL COMMENTS

The panel noted that the development, which takes advantage of the 30% affordable housing bonuses relating to height and FSR, is to be located in a prominent position, and if approved and constructed, will be the first of its type in the area. In this respect the panel considered built form and urban design outcomes as the key assessment matters.

As council does not have a design review panel, the panel suggested that council consider options to ensure its assessment clearly articulates the urban design outcomes so the panel can determine the suitability or otherwise of the development and its integration into the broader urban landscape.

The panel encouraged the applicant to demonstrate.

- how the proposed development integrates with the broader urban landscape taking into consideration likely future character
- how the proposed development appropriately addresses the interface with adjoining development including future potential development opportunities on that land

The panel also encouraged the applicant to identify the location of the affordable housing dwellings on plan and further discuss the proposed waste management arrangements with council's waste team, noting that kerbside collection within a "no standing" area was proposed.

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NEXT STEPS

- Council indicated a RFI has been prepared.
- The panel has arranged to visit the site in April as more than 10 unique objections were received during the public notification period, the matter will be determined by a public determination meeting once the council assessment report is available.

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