

## DETAILS OF SITE INSPECTION

DATE	Thursday, 17 April 2025, 9am – 10am
LOCATION	On Site: 116-118 St Vincent Street & 41 Deering Street ULLADULLA 2539

## SUBJECT 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

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

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Anne McDonald, Bryan Netzler
DPHI	Amanda Moylan

## Matters discussed on site

- Visual impact
- Traffic and access
- On street parking
- Rubish collection
- Site context, bulk, scale and future character

When discussing the visual impact of the development, the panel noted the topography of the site, its location on the crest of a hill and the potential visual impact of the development from key locations in the broader area given the prominence of the site.

The panel indicated a more detailed assessment of the visual impact should be provided. The assessment should include the extent of the visual catchment, the scale, size and form of the project within the visual

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catchment, representative viewpoints including key public locations, and the potential visual impact having regard to the scale of the proposal and the existing and desired future character of the area.

## **Planning Panels Team**

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