



**BRIEFING DETAILS**

|                             |                                         |
|-----------------------------|-----------------------------------------|
| <b>BRIEFING DATE / TIME</b> | Monday, 10 August 2026, 2:30pm – 3:30pm |
| <b>LOCATION</b>             | MS Teams Videoconference                |

**BRIEFING MATTER(S)**

PPSSTH-581 – SHELLHARBOUR - DA0168/2026 - 50 Pitt Avenue SHELL COVE 2529 - Residential Flat Building with 154 Units Across Five Storeys with One Level Of Basement Car Parking And Three Ground Floor Commercial Premises

**PANEL MEMBERS**

|                                 |                                                     |
|---------------------------------|-----------------------------------------------------|
| <b>IN ATTENDANCE</b>            | Chris Wilson (Chair), Juliet Grant, Grant Christmas |
| <b>APOLOGIES</b>                | None                                                |
| <b>DECLARATIONS OF INTEREST</b> | Council interest DA                                 |

**OTHER ATTENDEES**

|                                 |                                             |
|---------------------------------|---------------------------------------------|
| <b>COUNCIL ASSESSMENT STAFF</b> | Nicole Doughty, Andrew McIntosh, Cleo Dwyer |
| <b>DPHI</b>                     | Amanda Moylan                               |

**KEY ISSUES DISCUSSED**

Council's assessment planner provided an update of the assessment status to the Panel, and the following matters were discussed:

- Development Application proposes a 1 storey height exceedance, which is greater than the concept approval.
- Exceedance of precinct yield.
- Details of s4.6 departure submitted with the development application.
- Public exhibition period is complete with 14 submissions received.
- Visual prominence of site.
- Potential impact from night-time lighting, visual privacy, noise from dining areas, traffic and access.
- Gaps in the traffic impact assessment in terms of broader impacts on Addison and Sophia Street.
- Site context and mixed-use precinct characteristics.
- RFI sent to applicant early June. Amended plans anticipated late August/early September.
- Interaction between public domain, walkway and retail areas.
- DRP comments, noting the DA was returned to DRP and issues relating to the ground floor interface remain unresolved.

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- Ground floor units non-compliant with DRP commentary (cross ventilation, solar access, open space area)
- Visual privacy analysis is required to be expanded to consider the whole site.
- Visual privacy requirements in the ADG are not achieved, however, other mechanisms have been activated to minimise visual privacy impacts.
- Deep soil zone.
- Council recommended the applicant reduce the number of ground floor apartments; however, this has increased since DRP design review.
- The Panel confirmed a site inspection is required, and site visit arrangements were discussed.
- Time frame for finalisation of assessment report is dependent on amended plans and if further DRP review is required.
- Once further information is provided by the applicant, Council will advise of the anticipated date an assessment report will be available to Panel for final determination. As more than 10 unique objections have been received, a public determination meeting will be held.

## Planning Panels Team

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