

DATE OF DETERMINATION	Wednesday, 31 July 2024
DATE OF PANEL DECISION	Wednesday, 31 July 2024
PANEL MEMBERS	Chris Wilson (Chair), Juliet Grant and Blake Cansdale
APOLOGIES	Note: Shoalhaven City Council do not have nominated local council panel members
DECLARATIONS OF INTEREST	None

PLANNING PROPOSAL

PP-2023-1567 – Shoalhaven LGA – 29 Sheraton Circuit, Bomaderry (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4, and the material presented at the briefing listed at item 5 in Schedule 1.

As the Planning Proposal Authority, the Panel determined to recommend to the Minister that the proposed instrument, as described in Schedule 1, should be made.

The Panel's decision was unanimous.




REASONS FOR THE DECISION

The Panel considered the Department of Planning, Housing and Infrastructure's Post-Exhibition Report, 17 July 2024 and met with the Department.

The Panel concurred with the Department's Post Exhibition Report that the planning proposal demonstrated strategic and site-specific merit, the conditions of the Gateway had been met, agency and community consultation had occurred in accordance with the Gateway Determination requirements and submissions raised had been adequately addressed by the Department and Jervis Bay Town Planning. Consequently, the proposal warranted support.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel noted that no community submissions were received and a submission was received from Shoalhaven City Council, Transport for NSW and the Rural Fire Service. The Panel notes that issues raised by these parties included future intensive site development, traffic issues & setting precedence. The Panel considers that the concerns raised have been adequately addressed in the Department's Post-Exhibition Report and this Record of Decision.

PANEL MEMBERS	
 Chris Wilson (Chair)	 Juliet Grant
 Blake Cansdale	

SCHEDULE 1		
1	PANEL REF – LGA – PLANNING PROPOSAL NO. – ADDRESS	PP-2023-1567– Shoalhaven LGA – 29 Sheraton Circuit
2	LEP TO BE AMENDED	Shoalhaven Local Environmental Plan (LEP) 2014
3	PROPOSED INSTRUMENT	<p>The proposal seeks to:</p> <ul style="list-style-type: none"> Reduce the minimum lot size from 10, 000m² to 4, 000m²
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Department of Planning, Housing and Infrastructure Post-Exhibition Report, 17 July 2024 Previous decisions made by the Strategic Planning Panel of the Southern Regional Planning Panel and previous reports prepared by the Department; Council Minutes and Council Officer Reports.
5	SITE INSPECTIONS AND BRIEFINGS BY THE PANEL	<ul style="list-style-type: none"> Panel Briefing with Department of Planning, Housing & Infrastructure (DPHI) & Determination: 2:30pm – 2:48pm, 31 July 2024 <ul style="list-style-type: none"> Panel members: Chris Wilson (Chair), Juliet Grant and Blake Cansdale DPHI staff: George Curtis, Steph Wood, Louise McMahon, Murray Jay, Renee Ezzy, Kate McKinnon & Adam Williams