

SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held electronically between Tuesday 14 October 2014 and Monday 3 November 2014

Panel Members: Pam Allan (chair), Alison McCabe, Allen Grimwood and Graham Rollinson

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2013STH027 – Shellharbour City Council DA 411/2013 [at Boolwarroo Parade and Shallows Drive, Shell Cove] as described in Schedule 1.

Date of determination: 3 November 2014

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6 and the material listed at item 7 in Schedule 1.

Reasons for the panel decision:

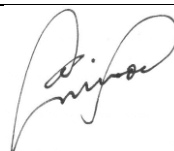
- The development is a suitable use of the land that will not have significant environmental impacts on the natural and built environment or adverse social and economic impacts in the locality.
- Some residential lot sizes are less than prescribed by Shellharbour LEP 2013 but are consistent with the Concept Plan approval and will facilitate housing diversity
- Pedestrian safety and land use conflict issues associated with the proposed commercial car park can be addressed during assessment of a future development application

Conditions: The development application was approved subject to the conditions in the Council Assessment Report.

Panel members:



Pam Allan (chair)



Allen Grimwood



Alison McCabe



Graham Rollinson

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2013STH027 – Shellharbour City Council DA 411/2013
2	Proposed development: Residential Subdivision – Precincts B1 & C1, Shell Cove Boat Harbour Precinct
3	Street address: Lot 206 DP 857030 Boolwarroo Parade, Shell Cove and Lot 8422 DP 1169822 Shallows Drive, Shell Cove
4	Applicant/Owner: Australand Corporation (NSW) Pty Ltd / Shellharbour City Council
5	Type of Regional development: Council is the owner of the land on which the development is to be carried out and the capital investment value of the proposed development is more than \$5 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • SEPP 71 – Coastal Protection • SEPP 55 – Remediation of Land • Shellharbour Local Environment Plan 2013 • NSW Coastal Policy 1997 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 29 September 2014 Written submissions during public exhibition: None
8	Meetings and site inspections by the panel: Site Visit and Briefing meeting: 25 July 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report