




SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held electronically between Tuesday 14 April 2015 and Thursday 30 April 2015		
Panel Members: Pam Allan (Chair), Allen Grimwood, Alison McCabe, and Graham Rollinson		
Declarations of Interest: Cllr Marianne Saliba		
Determination and Statement of Reasons		
2014STH019 - Shellharbour - DA 351-2014 [Lot 1274, DP 1175512, Shallows Road, Shell Cove] as described in Schedule 1.		
Date of determination: 30 April 2015		
Decision: The panel determined to approve the development application as described in Schedule 1 pursuant to section 96 of the <i>Environmental Planning and Assessment Act 1979</i> .		
Panel consideration: The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.		
Reasons for the panel decision: 1. The variation to the floor space ratio requirement under Shellharbour LEP 2013 and certain controls of Shellharbour DCP 2013, including variations to building line setbacks, are justified. 2. The proposed building articulation of front elevations will minimise the visual impact of double garages on the streetscape The panel is satisfied that the application is consistent with the objectives of the relevant planning instruments (SEPPs and Shellharbour LEP 2013) and that the development is in the public interest.		
Conditions: The development application was approved subject to the conditions attached to the Council Assessment Report.		
Panel members:		
 Pam Allan (Chair)	 Allen Grimwood	 Alison McCabe
<i>Approved by email</i> Graham Rollinson		

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014STH019 - Shellharbour - DA 351-2014
2	Proposed development: Multi Dwelling Housing Comprising of 29 Town Houses with Garages. Subdivision to include Torrens and Community Title
3	Street address: Lot 1274, DP 1175512, Shallows Road, Shell Cove
4	Applicant/Owner: Applicant – Australand Corporation (NSW) Pty Ltd Owner - Shellharbour City Council
5	Type of Regional development: Capital investment value > \$5M – Council Interest
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy 71 – Coastal Protection • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Shellharbour Local Environmental Plan 2013 • Shellharbour Development Control Plan 2013 • Shellharbour City Council Section 94 Contributions Plan 2013. • 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 Written submissions during public exhibition: Nil
8	Meetings and site inspections by the panel: Site visit and Briefing Meeting: 25 June 2014.
9	Council recommendation: Approval
10	Draft conditions: as attached to the Council Assessment Report