

Relevant JOINT REGIONAL PLANNING PANEL

Meeting held at Shellharbour City Council at 11.30 am

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

Apologies: None

Declarations of Interest: Marianne Saliba

Panel Member Graham Rollinson declared a non-pecuniary interest in that he worked for Shellharbour City Council from 1975 – 1988. He also worked for Martin Morris & Jones until the end of 2011.

Determination and Statement of Reasons

2015STH010 - Shellharbour City Council - DA 41-2015 – [Red Sands Avenue, Shell Cove] as described in Schedule 1.

Date of determination: 26 August 2015

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, 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:

The Panel unanimously agreed to adopt the recommendation of the Council officer report to approve the application, subject to the recommended development consent condition shown in the report, for the following reasons:

- The proposed development provides the community with a varied range of housing types to cater for ageing population, single dwelling households, affordability and extended families.
- The site is suitable for the proposed development.
- The development was consistent with the adopted planning framework.

Conditions: The development application was approved subject to the recommended conditions included in the report.

Panel members:



Pam Allan (Chair)



Alison McCabe



Allen Grimwood



Graham Rollinson

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SCHEDULE 1

1	2015STH010 – Shellharbour City Council - DA 41-2015
2	Proposed development: Residential Development
3	Street address: Red Sands Avenue, Shell Cove
4	Applicant/Owner: Australand
5	Type of Regional development: CIV > \$5 million – 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 (State and Regional development) 2011 • 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 • 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 12 August 2015 Written submissions during public exhibition: 2 Verbal submissions at the panel meeting: Against- Ms Gabrielle Meadley;
8	Meetings and site inspections by the panel: Site inspection: 23 June 2015 Briefing: 23 June 2015, 26 August 2015 Determination Meeting: 26 August 2015
9	Council recommendation: Approve, subject to conditions
10	Draft conditions: As per Council Assessment Report