

SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held electronically between Friday 18 December 2015 and 12 January 2016

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

Apologies: None - Declarations of Interest: Marianne Saliba declared a conflict of interest as she is Mayor of Shellharbour City Council and the application is a council project; Ms Saliba did not participate in the consideration or determination of the application

Determination and Statement of Reasons

2015STH026 Shellharbour DA 651/2015 [at Lot 1279 DP1175512 (Proposed lots 2039 & 2040 in DP 1203745), The Farm Way Shell Cove] as described in Schedule 1.

Date of determination: 12 January 2016

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:

1. The proposed development complies with the Precinct Plan, relevant statutory controls and past development consents for the site;
2. Appropriate urban design has been presented for the development which will be consistent with recent nearby development approvals; and
3. The development will provide a suitable amenity for future residents without compromising environmental qualities of existing or future local developments

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



Graham Rollinson

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015STH026 Shellharbour DA 651/2015
2	Proposed development: 23 dwellings and 23 lot Torrens title subdivision
3	Street address: Lot 1279 DP1175512 (Proposed lots 2039 & 2040 in DP 1203745), The Farm Way Shell Cove
4	Applicant: Australand Corporation (NSW) Pty Ltd Owner: Shellharbour City Council
5	Type of Regional development: General development with a capital investment value of more than \$5 million where the council is the owner of any land on which the development is to be carried out.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 71 – Coastal Protection • State Environmental Planning Policy (State and Regional Development) 2011 • Shellharbour Local Environmental Plan 2013 • Shellharbour Development Control 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 Dated: 18 December 2015 Council Supplementary Assessment Memorandum dated 7 January 2016 Written submissions during public exhibition: none (0)
8	Meetings and site inspections by the panel: electronic meeting held between 18 December 2015 and 12 January 2016
9	Council recommendation: Approval
10	Recommended conditions: Attached to Council Assessment Report