

**JOINT REGIONAL PLANNING PANEL**  
(Southern Region)

**SUPPLEMENTARY MEMO**

JRPP No	2017STH0010
DA Number	118/2017
Local Government Area	Shellharbour
Proposed Development	Torrens title subdivision comprising of 58 residential lots, eight (8) superlots, three (3) public reserves & three (3) residue lots
Location	Lot 2056 DP 1203745 and Lots 4003 & 4004 DP 1235539 Harbour Boulevard, Shell Cove
Recommendation	That 2017STH010 (DA No. 118/2017) be approved subject to the schedule of conditions contained in Attachment 1 of the Planning Report.
Memo prepared by	Victoria Nicholson, Senior Development Assessment Officer
Date of memo	12 March 2018

**Purpose of supplementary memo**

Development application (DA) 118/2017 (JRPP Ref no. 2017STH0010) is being reported to the Joint Regional Planning Panel (JRPP) at its forthcoming public meeting on 14 March 2018. The purpose of this memo is to correct an error identified in the Planning Report prepared for DA 118/2017 submitted to the JRPP.

The error identified does not change the Report's recommendation nor does it not change the recommended conditions of Attachment 1 in Planning Report prepared for DA 118/2017.

**Planning Report Correction**

Location in report of error	Section 4 Proposal Assessment -> 4.1 Boat Harbour Precinct Concept Approval no. 27_2007 -> Street network (page 9)
Nature of correction	The report explained that the proposed road network varied from the concept plan approval (CPA) with the removal of <b>two</b> vehicular access points on Harbour Boulevard when it should have referred to <b>one</b> . The report refers to the access street, road 21, however this street did not form part of the road network of the Preferred Planning Report (PPR).
Corrected section in report	<p>This section of the report is to be replaced with the following.</p> <p><b>Street network</b></p> <p>The CPA/ PPR road network and the proposed road network are shown in <b>Attachment 6</b>. The CPA consent condition Part D-Traffic requires an updated traffic impact assessment for each stage/precinct. Accordingly, the supporting documentation for the proposal included a review of the original traffic modelling that underpinned the PPR.</p> <p>The road network has been refined with the deletion of one direct access point from Harbour Boulevard, this being minor street 3C and is shown on plans as road 16. In the PPR network concept minor road 3C</p>

	<p>can be identified as the northernmost road and is coloured olive-brown; in the proposed road network road 16 is coloured dark pink. Road 16 forms part of the minor road network. Pedestrians, cyclists and other modes of off road transport will continue to have access from Harbour Boulevard to the minor road network of Precinct E. Embellished open space provided between road 16 and Harbour Boulevard will include a shareway which forms part of the integrated pedestrian-cycle network in Shell Cove.</p> <p>A Traffic Impact Assessment prepared for the proposed subdivision recommends and supports the proposed road network. The report goes on to say that in road hierarchy terms, it is desirable for a minor road type 3C to not connect with a major road, Harbour Boulevard, with access into the precinct restricted to the type 3A main circulating street, this being Brigantine Road. The road hierarchy principle of restricting access to major roads (such as Harbour Boulevard) not just with property access but also with the number of side street intersections will reduce side friction that might otherwise adversely affect the through traffic efficiency of a major road. The report concludes that the proposed network provides a clearer and more efficient road hierarchy.</p> <p>Council has assessed the road network structure and hierarchy as being generally consistent with the PPR. Each street within the subdivision is consistent with the road types set out in the PPR.</p>
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