

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 17 September 2019, 11am and 11.30am
LOCATION	Shellharbour City Council

BRIEFING MATTERS

- **2018STH026 – Shellharbour – DA 331-2018** - Lot 4003, DP 1235539, Old Bass Point Road, Shellharbour - Shell Cove Precincts F & G Subdivision - two Stage Subdivision Of Lot 4003, DP 1235539 Into 57 Lots Comprising Of 42 Housing Lots, Six Public Reserve Lots, Nine Future Residential Superlots And One Residue Lot
- **2018STH025 – Shellharbour – DA 287/2018** - Old Bass Point Road, Shellharbour - Subdivision Of Land To Include 10 Superlots, Eight Of Which Are Designated For Future Medium Density Integrated Housing Development And Two For Future Residential Flat Buildings, One Residue Lot, Civil Infrastructure - Road Construction, Stormwater Drainage And Water Quality Treatment Devices, Earthworks, Public Domain Works Including Street Tree Planting And Footpaths Within The Subdivision

PANEL MEMBERS

IN ATTENDANCE	Pam Allan and Alison McCabe
APOLOGIES	Renata Brooks and Graham Rollinson
DECLARATIONS OF INTEREST	Marianne Saliba has declared a conflict of interest for 2018STH025 as Council owns the land, and John Murray has declared a conflict of interest for 2018STH026 as Council owns the land.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Grant Meredith, Group Manager – City Development Jasmina Micevski, Manager - Planning Nancy Sample, Senior Development Assessment Officer Madeline Cartwright, Senior Development Assessment Officer Vicki Walker, Planning Officer – Para Professional
OTHER	-

KEY ISSUES DISCUSSED

- Visual Impact Assessment condition and what ‘future stages’ means in *Shell Cove Boat Harbour Precinct Concept Plan* Concept Approval No. 07_0027 and Modified under s75W via MOD 1 on 18 March 2019
- How VIA condition affects Council’s assessment of these DA’s

- The Frasers Group are required to undertake VIA's for all DAs lodged within the Concept Approval area.
- Reference was made to the non-Fraser DA's and in particular developments for single detached dwellings.
- The remaining Greenfield stages/precincts that are yet to be issued with development consent may address the matters of Visual Impact to inform future and subsequent assessments (i.e. DAs for single dwellings) within that precinct
- The following three main approaches may be explored: (in no particular order):
 1. To require a VIA for all DA's lodged within the Concept Plan of Shell Cove; or
 2. Modify the current Concept Approval clarifying the type of developments that require a VIA. Council are the landowners and have the legal right to lodge a modification to the Concept Approval without Frasers involvement.; or
 3. Seek legal advice and assessment on the opportunities to interpret condition number 19 of the Concept Approval MOD 1 in context of non-Fraser DA's which would have little or no visual impact such as single detached dwellings.