

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 28 September 2022, 1:45pm – 2:30pm Site inspection undertaken before briefing, 11:30pm – 12:30pm
LOCATION	Shellharbour City Council / Cove Boulevard, Shell Cove

BRIEFING MATTER(S)

PPSSTH-176 – Shellharbour – DA0276/2021 – Cove Boulevard, Shell Cove – Precinct H Subdivision

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting Chair), Tim Fletcher, Renata Brooks, Graham Rollinson
APOLOGIES	Renata Brooks – apology for site visit, joined briefing via video conference
DECLARATIONS OF INTEREST	Chris Homer

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Assessment staff - Madeline Cartwright, Nicole Doughty, Jasmina Micevski Environment staff - Natalie McGreggor, Alison Broad, Stephanie Lou
DPE	Amanda Moylan (DPE), Verity Rollason
APPLICANT	Mathew Gulliver – Frasers Property (Applicant) – on site only

KEY ISSUES DISCUSSED

- Council provided a background to the Concept Approval and bulk earth works approval.
- A summary of the issues relating to the proposed development was provided including:
 - Zoning abnormalities regarding residential development proposed within the B2 Zone
 - Intention in approved concept plan for land to be used for residential purposes
 - Finalisation of Urban Design Guidelines.
 - Council endorsement of UDGs required prior to determination
 - Consistency with 3A Concept Approval
 - Positioning of Boollwarroo Pde closer to the ocean
 - Anticipated life span of infrastructure and residential development
 - Potential impacts of current and future coastal hazards on the proposed development, particularly in relation to the positioning of Boollwarroo Pde closer to the ocean
- The Council provided details its request for additional coastal hazard modelling based on 100-150 years and the response provided by the applicant.
- The Council advised the Panel that the coastal hazard modelling provided by the applicant is inadequate and that it was not satisfied that the justification provided in support of the modelling reflects best practice.

- The Council advised that the coastal hazard maps require updating based upon further work being undertaken.

Next steps

- The Panel agreed that to conduct a thorough and informed consideration of the coastal impacts on the development, further assessment of coastal hazards should be undertaken in line with industry best practice. The following elements should be considered as part of a revised coastal risk assessment:
 - the potential extent of coastal hazards over a minimum 100-year timeframe (i.e., to 2123), consistent with guidance in the NSW Coastal Management Manual 2018, as referenced by the *Coastal Management Act 2016*.
 - erosion and recession due to sea level rise including inundation, wave overtopping and sea level rise over the minimum 100-year timeframe.
 - the effects of the recently constructed breakwaters on wave transformation and sediment transport processes particularly regarding the likely location of coastal risk zones at current and future timeframes.
 - the effects of beach stormwater outlets on potential coastal erosion and inundation risk zones.
 - The calculation of the expected zone of reduced foundation capacity (extending landward) taken from the proposed dune height of 5.5m.
 - revised mapping of coastal hazard extents at appropriate time intervals.
 - Long term mitigation options for managing coastal risks to the development (Boollwarroo Pde in its proposed location, and residences), noting that coastal hazard impacts will continue to occur beyond 100 years' time.
 - A description of proposed dune management including the maintenance requirements for the dunes, and discussion of the limitations of dune management as a long term risk management solution.

The Panel requires the provision of this information within 6 weeks from the date of the publication of this briefing note.

The Panel will obtain a further briefing from Council once the above information is provided.

TENTATIVE DETERMINATION DATE TO BE SCHEDULED