

PLANNING PANEL (SOUTH)
ADDENDUM TO COUNCIL REPORT COVER SHEET

Panel Reference	PPSSTH-176
DA Number	DA0276/2021
LGA	Shellharbour City Council
Proposed Development	70 Lot Staged Subdivision Of Lots 9001, 9004, 9005 Consisting Of 66 Residential Lots, Two Future Residential Lots, One Future Mixed Use Lot, One Lot For Sewerage Infrastructure and associated landscaping and embellishment
Development Characterisation	Subdivision
Location	Lots 9001, 9004 and 9005 DP1254656 Boollwarroo Parade, Shell Cove 2529
Applicant/Owner	Australand Corp. (Frasers Australia) - Applicant Shellharbour City Council (landowner)
Date of DA lodgement	19.05.2021
List all documents submitted with this report for the Panel's consideration	Attachment 1 – recommended conditions
Report prepared by	Madeline Cartwright, Principal Planner – Development Assessment
Date of report	22.02.2023

1. Purpose of Report

The purpose of this report is to provide the Panel with details of the additional information relating to the water overtopping of the dune as modelled for different sea level rise scenarios. Amended recommended conditions have also been provided as a result of the additional information received.

2. Dune Overtopping

The applicant has provided the calculations for the 'sheet flow' / bore propagation for the overtopping of the dune along the western edge of proposed road 01 (Boollwarroo Parade) to a maximum 100 year period. The calculations confirm the sheet flow during 1% is in the order of 10 -12 metres from dune crest, for the high sea level rise scenario during 1% ARI storm events.

Council's Coastal Programmes Co-ordinator has advised that all scenarios of sea level rise should be considered as possible and therefore Council has also looked at the very high scenario of sea level rise (approximately 1 metre) this gives an overtopping estimate of up to 14 metres from dune crest during 1% ARI storm events.

This 14 metre overtopping estimate (very high sea level rise scenario during 1% ARI storm events) would result in water reaching the existing car park which, as discussed in the Assessment Report dated 16.02.2023, is not relocating as part of this proposal. The water would also likely reach the pedestrian path along the eastern side of Boollwarroo Parade. This impact is noted and will need to be managed by Council to ensure pedestrian safety. There is an expectation that Council will be required to maintain and potentially nourish the dune over the long term to reduce the impact on the infrastructure and maintain beach access. If the pedestrian path is compromised during a storm event it is considered reasonable that the path on the western side of Boollwarroo Parade could be utilised.

The additional information received confirms beyond doubt that the propagation or sheetflow cannot reach the residential lots in Precinct H under the high and very high scenarios during 1% ARI storm events. Therefore, the requirement to raise the building footprint level is no longer required or reasonable.

3. Conditions

As a result of this information an amended set of recommended conditions have been included in their entirety as attachment 1 of this report. The conditions that have been amended are detailed as follows:

- **Condition 10**

This condition has been amended to delete requirements for building envelope of lots fronting Boollwarroo Parade (Road 01) to be raised to a maximum height of 5.5 metres. Section underlined labelled f. to be deleted.

Original Condition

10. Amendments to Approved Plans

The amendments described below must be incorporated in the overall development and must be reflected in any plans prepared for the purpose of obtaining a Subdivision Works Certificate

a. Removal of *Callistemon salignus* and *Banksia intergrifolia* from landscape details, replacement with species from species list within Shellharbour Development Control Plan.

b. Removal of Norfolk Pine (*Araucaria heterophylla*) (AC) from roundabout on Boollwarroo Parade with replacement to Cook Pine (*Araucaria columnaris*).

c. Inclusion of dog drinking bowl and shower head at the three footwash areas along the eastern edge of Boollwarroo Parade.

d. Deletion of grassed open space areas located to the east of Boollwarroo Parade. These areas should be reinstated as dune planted areas to reinforce the hind dune plant community with plant species installed as outlined in condition 8.

e. detailed plans showing threshold treatment for the pedestrian crossing points along Boollwarroo Parade. The threshold treatment is to comply with the NSW Government Pedestrian Crossing Guideline reference TS 00043:1.0 dated 13.09.2022.

f. increase in building footprint level to a minimum of 5.5 metres AHD for lots fronting Boollwarroo Parade (road 01) including associated adjustment to levels of road 01 as required. Works to be carried out in accordance with approved plans.

4. Recommendation

Council's recommendation remains that DA0276/2021 (PPSSTH-176) be determined by way of approval, subject to the recommended conditions as detailed in attachment 1