

Attachment D: Shell Cove Concept Approval Assessment Table


Assessment of Compliance with Concept Approval MP07_0027 MOD 1		Compliance	
Schedule 2 Part A Terms of Approval	Originally Proposed	Original	Modification
<p>Condition 1.</p> <p>(a) Up to <u>1,566</u> dwellings comprising single dwellings, medium density and apartments</p> <p>(b) A business park with a maximum gross floor area of 30,000sqm</p> <p>(c) Retail/commercial and community facilities with a maximum gross floor area of 14,830sqm</p> <p>(d) A mixed use landmark (hotel) building of up to 11 storeys:</p> <p>(e) Public open space and wetlands</p> <p>(f) Associated drainage, stormwater infrastructure and roads.</p>	<p>(a)The DA proposes a total of 155 residential units. The Concept approval has divided this into precincts to ensure a sustainable spread of dwellings throughout the area. Precinct D has a total maximum limit of 250 dwellings. The lot yield shown on the proposed would comply with this maximum figure.</p> <p>(b)Proposed development does not impact delivery.</p> <p>(c)Six retail/commercial units or commercial facilities proposed. One café proposed within Building B but not supported and to be removed by condition.</p> <p>(d)The proposed development does not impact delivery.</p> <p>(e)Proposed development does not include any public open space or wetlands.</p> <p>(f)Proposed as part of subject application.</p>	<p>(a) Suitably compliant, discussion included in section 3 of the assessment report. Suitably compliant.</p> <p>(b)Not applicable</p> <p>(c) Proposed under current DA – 330sqm. Already delivered – 6,736sqm Being delivered (approved and under construction) - 1,343 sqm Total including proposal - 8,525.8sqm.</p> <p>(d)Not applicable</p> <p>(e)Development is not required to provide any public open space or wetlands in accordance with the Concept Approval. (f)Complies subject to conditions</p>	<p>The proposed modification increases the total number of residential units from 155 to 178.</p> <p>Precinct D has a maximum dwelling limit of 250.</p> <p>The proposal would result in the dwelling yield of Precinct D reaching 265 dwellings, being 15 dwellings above the maximum dwelling limit specified in the Concept Approval. As per section 4.24(2) of the <i>Environmental Planning and Assessment Act</i>, the proposed development must demonstrate <i>consistency</i> with the Concept Approval in order to be supported.</p> <p>The following factors are considered to determine whether the proposal is <i>consistent</i> with condition 1 Concept Approval, which in the balance of considerations, indicate the proposal is consistent with the Concept Approval:</p> <p>The Maximum Dwelling Cap is not Encroached</p> <ul style="list-style-type: none"> The modification will not result in the 1,566 maximum dwelling cap being

			<p>exceeded. It is currently planned to deliver a total of 1,542 dwellings within the entire Shell Cove boat harbour precinct (inclusive of the proposed 265 dwellings within Precinct D). This has been verified with a 'Precinct Dwelling Capacity' table provided by the proponent, which, at the time of writing this report, indicates an under-utilised capacity of 24 dwellings (including planned and approved dwellings).</p> <ul style="list-style-type: none">• The Shell Cove Boat Harbour Precinct Modification in 2019 increased the total dwelling cap in the Concept Approval area from 1,238 dwellings to 1,566 dwellings. The '<i>Statement of reasons for decision</i>' document, justifying this modification, includes the reasoning that an increase in dwelling cap for the Concept Approval is appropriate given 'it is consistent with the <i>Illawarra-Shoalhaven Regional Plan 2015</i> objectives to increase housing supply and provide a variety of housing choices. In this regard, the proposal contributes towards providing additional housing supply in the midst of a housing affordability and supply crisis. The proposal locates density in a positive manner: in an area planned for apartment buildings, and in close proximity to the Shell Cove Town centre facilities, and public transport services. In this regard, the proposal demonstrates consistency with the '<i>Statement of</i>
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			<p><i>reasons for decision</i> for the Shell Cove Boat Harbour Precinct Modification.</p> <p>Precinct D – Precinct Dwelling Yield Considerations</p> <p>While the proposal does not result in breach of the total cap (1566 dwellings), it breaches the Precinct D cap of 250 dwellings. The Precinct D dwelling cap forms part of the Concept Approval as detailed in Condition 2. The extent to which a breach of the 250 dwelling cap is consistent or inconsistent with the concept approval is considered in assessment against Condition 2 below, however is an important preface in the following considerations with regard to consistency with Condition 1:</p> <ul style="list-style-type: none">• The proponent has demonstrated that whilst the individual Precinct D dwelling cap is breached (250 dwellings), the total dwelling cap is not breached (1566 dwellings).• The statement of reasons for approval of Mod 1 to the Concept Approval, which increased the total dwelling cap from 1,238 to 1,566 dwellings, reasons in Paragraph 36 that <i>'The (Cox Architecture) review identified the potential for each precinct to provide minimum and maximum dwelling targets dependent on the dwelling types that are delivered, up to a maximum of 1,566 dwellings on the site'</i>. The new dwelling cap set for each Precinct was used as a
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			<p>justification to increase the total dwelling cap, by controlling the density of each precinct by new precinct dwellings caps.</p> <ul style="list-style-type: none">• However, a breach of the Precinct D dwelling cap will not prevent the total dwelling cap being reached, nor prevent each precinct from meeting their minimum dwelling yield. This is based on the rationale that each precinct features an 'indicative' dwelling cap range, with Precinct D having a range of 200 – 250 dwellings. If all precincts were to reach their maximum dwelling cap, this would result in 1,770 dwellings in Shell Cove, being well over the total dwelling cap for the Concept Approval area (1,566). It is therefore considered impossible to require each precinct to meet their maximum dwelling yield.• Vice versa, if all precincts were to only reach their minimum dwelling cap range, this would result in 1,351 dwellings in Shell Cove. Therefore, there is clear flexibility afforded in the Concept Approval, such that a single precinct breaching their dwelling cap by a minor amount would not encumber other precincts or development by preventing compliance with the total dwelling cap in Condition 1, or the minimum dwelling yield figures described above.• The department's assessment report for the Shell Cove Concept Approval modification justifies removal of residential floor space controls by stating
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			<p>'parking, traffic and infrastructure impacts would be controlled by the cap on dwelling numbers' (page 16). It is therefore important to demonstrate that parking, traffic and infrastructure impacts will remain appropriate. This is detailed in the course of assessment, however in summary, the proposal provides numerical compliance with parking requirements, and the development is suitably supported in terms of traffic and infrastructure impacts.</p> <p>Infrastructure Considerations</p> <p>The application was referred to Sydney Water due to concerns that a breach of the precinct dwelling cap may lead to infrastructural issues, being inadequate water and wastewater servicing and infrastructure. This concern followed the reasoning that Sydney Water had only indicated that a maximum of 1566 total dwellings can be adequately serviced in the Concept Approval area. However, the following has since been established in the course of assessment:</p> <ul style="list-style-type: none">• The proposal has received a conditionally satisfactory referral response from Sydney Water, indicating there is adequate infrastructure in Precinct D to accommodate 23 additional dwellings in the manner proposed.
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			<ul style="list-style-type: none"> The proposed development will not result in a breach of the total dwelling cap (1566 dwellings), therefore will not place undue pressure on Sydney Water servicing and infrastructure. <p>In this regard, the proposal complies with Condition 1, and retains consistency with the Concept Approval.</p>
<p>Condition 2. Approved Plans and Documentation</p> <p>The project shall be generally in accordance with the following plans and documentation:</p> <p>Shell Cove Boat Harbour Precinct Concept Plan Application and Environmental Assessment, dated 26 February 2010, prepared by LFA (Pacific) Pty Ltd, including Volumes 1 and 2 and Appendices A to P except where amended by the Section 75W Modification Application report, dated 8/08/2017, prepared by Ethos Urban;</p> <p>Shell Cove Boat Harbour Precinct Preferred Project Report, dated November 2010 prepared by LFA (Pacific) Pty</p>	<p>The approved plans and documentation as noted has been assessed at each stage of the development of this application assessment. The development is considered to be generally in accordance with these plans and documentation and this is discussed in further detail in section 3 of the Assessment Report.</p>	<p>Complies, details included in section 3 of the assessment report.</p>	<p>This condition requires that the project shall be 'generally' in accordance with the stated plans and documentation. This includes the 'Section 75W Modification Application Report', which introduced current land use, dwelling yield, and height & number of stories controls.</p> <p>A re-assessment of these factors is considered below:</p> <p>3.1 Land Uses:</p>  <p>The proposed modification to Building B remains compliant with the 'apartments /</p>

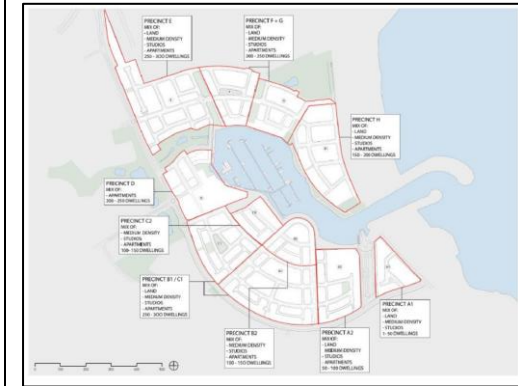
Ltd, including Appendices 1 and 2; and

Statement of Commitments (Schedule 4) as amended by the Section 75W Modification Application, dated 8/08/2017.

except as otherwise provided by the terms of this approval.

townhouse' land use as shown in Figure 8 in the 75W Modification Application report.

3.2 Dwelling Yield:



The maximum dwelling yield for Precinct D is 200 – 250 dwellings, made up of apartments.

The completed development in the Precinct (excluding the RFBs in DA0350/2022) is 87 apartments. The additional 155 apartments in DA0350/2022 resulted in 242 apartments, which is compliant with the dwelling yield.

The proposed DAM0043/2024 modification results in 265 apartments, which is 15 apartments above the 'indicative dwelling yield' shown in the referenced document. Therefore, the following matters are considered to determine whether the proposal is *consistent* with the Concept Approval in this regard. On balance of factors, the proposal is


			<p>considered to remain consistent with the Concept Approval:</p> <p>Condition 1 – Maximum Dwelling Cap considerations</p> <ul style="list-style-type: none">• Refer to Condition 1 assessment above regarding the implications of breaching the Precinct D maximum dwelling yield and compliance with the total dwelling cap for the Concept Approval (1,566 dwellings). In sum, this assessment demonstrates that through a breach of the Precinct D dwelling yield, the proposed development will:<ul style="list-style-type: none">– Not result in a breach of the total dwelling cap directly enforced through Condition 1, as there will remain a deficit of 24 dwellings planned and/or approved in the Shell Cove Concept Approval area,– Provide additional housing stock and density in an appropriate manner, reflecting consistency with the Concept Approval Modification as stated in the '<i>Statement of reasons for decision</i>',– Not encumber other development in the Shell Cove Concept Approval, as it is impossible for every precinct to reach their maximum indicative dwelling yield without breaching the total dwelling cap, and a minor variation in a
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			<p>single precinct will not prevent other precincts from meeting their minimum dwelling yield,</p> <ul style="list-style-type: none">– Demonstrate suitable parking, traffic and infrastructure impacts, including numerical compliance with parking requirements, and suitable water and wastewater servicing capacity from Sydney Water infrastructural assets. <p>Residual Lot Considerations</p> <ul style="list-style-type: none">• There are two vacant lots within Precinct D which must be considered, as these lots risk being encumbered to also breach the Precinct D dwelling cap. These lots are: Lot 4005 / DP 1219051 (no address currently), and Lot 4023 / DP 1254658 (2 Waterfront Promenade). Lot 4005 is a vacant turfed block adjacent to the waterfront centre carpark, and has recently been purchased by Council. Lot 4023 is located adjacent to the Shell Cove hotel and waterfront shopping complex, and features a development approval for the Shell Cove Library and Waterfront Centre.– The original DA approval DA0350/2024 provided a deficit of 8 dwellings, to prevent encumbering vacant land in the precinct. However, with the proposal now breaching the
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			<p>Precinct D dwelling cap, implications upon vacant allotments in the precinct must be considered.</p> <ul style="list-style-type: none">– Lot 4005 is zoned for residential / potential mixed use, whilst Lot 4023 is zoned for community use, in accordance with the 'Section 75W Modification Application Report'.– At the time of writing this report, whilst Lot 4023 has a DA approval for the Waterfront Centre, Shellharbour Council is currently undergoing consultation with the community, seeking to potentially relocate the Waterfront Centre to Lot 4005, as a mixed-use development with a commercial component. There has been a strong community reaction in favour of relocating the Waterfront Centre to Lot 4005, and maintain Lot 4023 as an open green play-space or similar. The consultation outcomes have not been finalised yet.– This presents two potential options for consideration with regard to the proposed Precinct D dwelling cap breach:<ul style="list-style-type: none">a. With the waterfront centre relocated to Lot 4005, and Lot 4023 retained as community space, the
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			<p>proposal will not encumber vacant lots in the precinct.</p> <p>b. If the waterfront centre retains its location at Lot 4023, Lot 4005 may be encumbered, as it will be required to breach the Precinct D dwelling cap to facilitate residential development.</p> <p>- As Lot 4005 has recently been purchased by Council, it is unlikely that Council would seek to undertake residential development on the allotment. Therefore, if option b were to occur, it is likely the allotment would not be encumbered, as alternative forms of development would be explored (i.e. mixed use, commercial opportunities, etc.).</p> <p>‘Consistency’ Considerations</p> <ul style="list-style-type: none">• In considering the demonstration of consistency with the Concept Approval, it is important to note that Condition 2 requires that development must be generally in accordance with the ‘Section 75W Modification Application Report’ which establishes the Precinct D indicative dwelling yield. In this regard, the wording ‘consistency’ and ‘generally’ provides some flexibility, and does not require strict adherence.• The COX report includes the note ‘the plan represents an indicative upper yield
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			<p>mix, and will be subject to review and change with the development of detailed design for each precinct'. In this regard, the COX report provides an indication that the dwelling yield should be considered flexible.</p> <ul style="list-style-type: none">• The 15 additional apartments proposed above the maximum precinct dwelling yield are equivalent to a minor variation of 6% to the 'indicative' 200 – 250 dwelling range. A dwelling amount of 265 is largely consistent with an indicative dwelling range of 200 – 250 dwellings in this regard. <p>In this regard, on the balance of considerations, the proposed Precinct D dwelling cap breach is considered to remain consistent with Condition 2 of the Concept Approval.</p> <p>3.3 Height and number of storeys:</p>
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			 <p>The maximum height and stories for Building B is 6 storeys, and up to 22m. The proposed modification seeks to amend Building B to a maximum height of 24m (22.95m for dwelling roof, 23.1m for privacy screening, and 24m for lift overrun), which is a maximum of 2m above the height limit identified in the Concept Approval (Mod 1). The modification also seeks the addition of two rooftop terrace units on Building B, meaning part of Building B will be considered 7-storeys. In consideration of whether the proposal is consistent with the Concept Approval, the following factors are considered:</p> <p>Storey Considerations</p> <ul style="list-style-type: none">• The modification results in less than half of the total rooftop space being occupied by built form that could be considered a 7th-storey. The majority of this space is circulation and roof plant
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			<p>space, with only 236sqm (14%) of the 1659sqm rooftop space being composed of habitable dwelling space.</p> <ul style="list-style-type: none">• The amount of roof plant and circulation space between the approved DA and proposed modification is essentially the same; this space was not considered to constitute a '7th-storey' in the original approval.• The '<i>statement of reasons</i>' document which justifies the Concept Approval modification stated, with regard to buildings with a height of 6-stories, 'in the context of the entire Concept Approval, the additional one to two storey heights in central parts of the site would not be significant and would not materially change the character of the overall (concept approval) development. The five and six storey buildings would not appear out of scale, and could fit comfortably with surrounding built forms'. The proposed 7-storey design is considered to retain compliance with this reasoning, in that the height encroachment retains cohesive scale with the surrounding built form. Particularly, with the hotel located immediately east of the site, and with design factors resulting in minimal bulk or visual amenity impacts, the proposal is considered consistent with the justification for an increase in the maximum stories on the site.
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			<p>Height Considerations</p> <ul style="list-style-type: none">• The 'Section 75W Modification Application Report' includes commentary on 'locating the apartments near the town centre', 'providing an active edge to the street and public open space', and 'being configured not to overshadow other developments'. The height retains consistency with these aims. Particularly, the height encroachment does not produce adverse visual bulk or amenity impacts from the public domain, and does not introduce adverse overshadowing.• The Concept Approval Modification '<i>statement of reasons</i>' included commentary to the effect of 'the proposed heights are considered appropriate noting the areas of increased heights are located centrally on the site, and they do not result in adverse visual or amenity impacts', within paragraph 23. The proposed height encroachment is considered consistent with this reasoning, as the height encroachment does not result in adverse visual or amenity impacts.• The original assessment of DA0350/2022 approved a minor exceedance to the building height of Building B by 150mm, to accommodate a lift overrun, partition walls and plant equipment. The proposed DA
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			<p>modification increases the lift overrun height encroachment to 2m, however retains limited visibility, bulk or amenity impacts from the overrun. The impact of the lift overrun is essentially the same between the original DA and proposed modification.</p> <ul style="list-style-type: none">• The proposed dwelling roof height encroachment is considered minor, see visibility considerations below. The height encroachment of 22.95m (0.95m above allowed height) is a negligible numerical variation (4%). <p>Visibility Considerations</p> <ul style="list-style-type: none">• In the course of assessment, the following has occurred to address visual impacts of the height encroachment / rooftop terrace units:<ul style="list-style-type: none">– The setbacks of the rooftop terraces have been increased, to reduce visibility of these components.– The rooftop terrace design has been amended to introduce a solid base wall and screening which surrounds the rooftop terrace units. This assists to obscure the visibility of the rooftop terrace's 7-storey components from the public domain, particularly from Civic Avenue, Aquatic Drive, and Waterfront Promenade.
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			<ul style="list-style-type: none">– A Visual Impact Assessment Addendum has been provided, including further visual assessment. This Addendum demonstrates limited visibility or bulk impacts of the height encroachment when viewed from the public domain. <p>‘Consistency’ Considerations</p> <ul style="list-style-type: none">• As noted above, in considering the demonstration of consistency with the Concept Approval, it is important to note that Condition 2 requires that development must be generally in accordance with the ‘Section 75W Modification Application Report’ which establishes the maximum dwelling height and stories. In this regard, the wording ‘consistency’ and ‘generally’ provides some flexibility, and does not require strict adherence.• A height encroachment of 0.95m for the dwelling roof features (4% variation to 22m allowed), 2m for the lift overrun (9% variation to the 22m allowed), and additional storey for 14% of the rooftop floor area, in the context of the original DA, is considered largely consistent with the height and storey requirements. <p>In consideration of the factors presented above, the proposed height and storey</p>
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			encroachment is considered consistent with Condition 2 of the Concept Approval.
Condition 3. Limits of the approval This approval does not allow any components of the Concept Plan to be carried out without further approvals or consents being obtained.	Noted and subject DA result of this condition.	Noted	Modification to the DA0350/2022 approval is sought as part of this development, being consistent with Condition 3.
Condition 4. Lapsing of Approval Approval of Major Project No. 07_0027 shall lapse 5 years after the date of determination unless works the subject of any related application have been physically commenced, on or before that lapse date. The Director General may extend this lapse date if the proponent demonstrates to the satisfaction of the Director General that the project remains current, appropriate and reflective of the best use of the site at the date the approval would otherwise lapse.	The Concept Approval was enacted by works approved as DA0411/2013 approved by Council in November 2013 for site preparation and servicing works for the Concept Plan site and the creation of 88 residential lots, 14 superlots, parkland, open space links, local streets and laneways in Precincts B1 and C1.	Complies	As per original assessment.

<p>Condition 5. Inconsistencies</p> <p>(1) In the event of any inconsistency between:</p> <p>(a) the terms of this approval and the Statement of Commitments, the conditions of this approval prevail; and</p> <p>(b) the terms of this approval and the documents referred to in Part A- condition 2, the conditions of this approval prevail.</p> <p>(2) If there is any inconsistency between the terms of the approval of the concept plan and any development approval or development consent, this concept approval shall prevail to the extent of the inconsistency.</p>	<p>The proposal is consistent with the Concept Approval, Statement of Commitments and conditions of the approval.</p>	<p>Complies subject to condition</p>	<p>The rule for addressing inconsistencies is noted.</p> <p>No inconsistencies are noted between the conditions of the Concept Approval and Statement of Commitments in this assessment.</p>
<p>Condition 6. Maximum number of dwellings</p> <p>The maximum number of dwellings permitted on the site is limited to 1420 dwellings, unless the developer submits, written confirmation from Sydney Water that adequate water and wastewater servicing is available to</p>	<p>Council has received evidence that Sydney Water has confirmed that adequate water and wastewater servicing is available to accommodate a maximum of 1566 dwellings. The number of residential apartments proposed is within the maximum dwelling yield for Precinct C2.</p>	<p>Complies</p>	<p>Council has received correspondence that Precinct D can facilitate the additional wastewater and water servicing requirements from the additional dwellings proposed. The proposal will not surpass the maximum dwelling cap (1566) for the Concept Approval area.</p>

accommodate a maximum of 1566 dwellings, to the satisfaction of the Secretary.			
<p>New Term of Approval 7.</p> <p>7. Parking</p> <p>The parking requirements set out in the approved plans and documentation submitted as part of MOD 1 are not approved as part of the Concept Plan. Parking requirements shall be assessed and determined by Council as part of any future development applications and as a part of the precinct Urban Design Guidelines, where relevant.</p>	<p>Parking provided within basement parking areas for Building A and B and grade open air parking between building A and C.</p>	<p>Parking provision has been discussed in detail in section 4.7 ii of the assessment report.</p> <p>Suitably complies</p>	<p>The original assessment included assessment of parking provisions as per the Urban Design Guidelines.</p> <p>A re-assessment of parking is completed against the Urban Design Guidelines in Attachment 2 of this report.</p>
<p>Schedule 2 Part A – New Term of Approval 8.</p> <p>8. Urban Design Guidelines The Urban Design Guidelines submitted as part of MOD 1 are not approved as part of the Concept Plan. The Urban Design Guidelines are to be assessed and determined by Council, as set out in Part D of this approval.</p>	<p>The Shell Cove Precinct D Urban Design Guidelines Amendment 2 for Precinct D have been endorsed by Council on 8 May 2019.</p>	<p>Complies – assessment included in attachment 9.</p>	<p>Assessment included in Attachment 2 of this report.</p>

Schedule 3		
	Proposed	Compliance

Part C – Further Environmental Assessment Requirements		Original	Modification
<p>1. Coastal Hazards</p> <p>A detailed Coastal Hazards Study, prepared by a suitably qualified person comprising a coastal hazard risk assessment for the project taking into consideration the requirements of the Shellharbour Coastal Hazard Study (April 2010), and complying with the NSW Government's coastal risk planning benchmarks. The study must include an assessment of adequacy of height of sea wall against the predicted impacts of sea level rise, inundation and more frequent and intense storms to the year 2100; and details of dune stabilisation works to 4.5m AHD. It must also provide details of responsibility for implementation and funding of the operational phase of the Beach Nourishment/Rehabilitation Management Plan.</p>	<p>To address Consent Condition C1, a Coastal Hazards Report by Greg Britton of Royal Haskoning DHV was submitted in DA 411/2013. It was approved on 11th November 2014.</p> <p>The proposed development is located away from of the combined beach erosion and shoreline hazard and as such these hazards are not considered to be an issue for the proposed development. No additional information is required.</p>	Complies	As per original assessment; the Building B modifications are not anticipated to introduce any coastal hazard risk to the site or Shell Cove generally.

<p>2. Fauna Assessment A contemporary fauna assessment and survey for the Green and Golden Bell Frog undertaken in accordance with Threatened Species Survey and Assessment Guidelines: Field Survey Methods for Fauna - Amphibians, Department of Environment and Climate Change (April 2009). If the assessment concludes that there will be an impact on the Green and Golden Bell Frog, appropriate mitigation measures and/or changes must be incorporated into the project as recommended by the assessment.</p>	<p>A Fauna assessment for the Green & Golden Bell Frog, was submitted with DA 411/2013, to meet the requirements of Condition 2. The habitat survey concluded that the GGBF was not found in the BHP study area. Earthworks have since commenced under the above consent. No further fauna assessment is considered necessary for this site.</p>	<p>complies</p>	<p>As per original assessment.</p>
<p>Part D – Further Environmental Assessment Requirements</p>			
<p>1. Urban Design The proponent must submit detailed urban design guidelines for the project prepared by a suitably qualified architect or urban designer, for each stage. The guidelines must establish design controls which achieve the following where relevant to the particular stage.</p>	<p>The Shell Cove Precinct D Urban Design Guidelines Amendments for Precinct D have been endorsed by Council on 8 May 2019. The Design Guidelines have included requirements that reflect each requirement as outlined. A full assessment of the proposal against the Design Guidelines is included in Attachment 9.</p>	<p>Complies</p>	<p>A re-assessment against the Precinct D Urban Design Guidelines is completed in Attachment 2.</p>

<p>2. Landscaping</p> <p>Future subdivision applications must demonstrate compliance with the bushfire management measures outlined in the concept plan, and be in accordance with Planning for Bushfire Protection 2006.</p>	<p>The application is not for subdivision of land. This has been addressed as part of the DAs that created the lots subject of this application DA0143/2016 and DA0496/2018.</p>	<p>Complies</p>	<p>As per original assessment.</p>
<p>3. Noise Management</p> <p>A detailed Noise Management Assessment identifying:</p> <ul style="list-style-type: none"> • traffic noise mitigation measures for the road design; • areas which require acoustic treatments to dwelling facades to provide satisfactory indoor noise levels; and • appropriate mitigation measures (the use of mounds and landscape buffers, not acoustic walls) for the design and layout of stages affected by truck noise from the Quarry Haul Road, dry boat storage and marina activities. 	<p>A noise impact assessment has been submitted as part of this application and assessed as part of this application. Assessment has concluded that the recommendations of the report are sufficient to address the impacts of the development both internally and from external receivers. Suitable conditions have been recommended in attachment 1.</p>	<p>Complies detailed discussion in Attachment 7 under the ADG compliance assessment.</p>	<p>The original compliance commentary refers to 'Attachment 7', being the Apartment Design Guideline compliance in the DA0350/2022 assessment report.</p> <p>A re-assessment of noise impacts is conducted under the ADGs in Attachment 3 of this report.</p> <p>An amended acoustic impact assessment has been provided, and is assessed and conditioned accordingly.</p>

<p>4. Utilities</p> <p>Address and document the existing capacity and requirements of the project for utilities, including any necessary augmentation and staging of any infrastructure works, in consultation with relevant agencies.</p>	<p>A utility infrastructure report has been submitted as part of the application and suitably satisfies Council that the site will have access to the key services required.</p>	<p>Complies</p>	<p>The proponent has provided a utility statement which has verified that the additional dwellings will be suitably supported by utility servicing to the site.</p>
<p>5. Earthworks Strategy</p> <p>Provide a detailed Earthworks Strategy, prepared by a suitably qualified person which addresses erosion and sedimentation controls and includes measures to manage acid sulfate soils and stockpiling.</p>	<p>Suitable earthworks strategy and Acid Sulphate Soils Management Plan have been submitted and assessed by the relevant technical officers within Council. Suitable conditions have been recommended.</p>	<p>Complies</p>	<p>An amended acid sulphate soils management plan has been submitted. An amended earthworks plan has been submitted. These documents will be assessed by the relevant technical officers within Council, and suitable conditions recommended.</p>
<p>6. Remedial Action Plan</p> <p>A Remedial Action Plan is to be prepared for the former golf course area and the south-eastern area of the site at the location of the former farm structure by a suitably qualified person in accordance with Managing Land Contamination: Planning Guidelines SEPP 55 - Remediation of Land (DUAP/EPA, 1998), based on the recommendations and</p>	<p>A Phase 2 site contamination assessment of the Boat Harbour Precinct was submitted with the preferred planning report for the Concept Plan application and concluded that a remedial action plan was required for the former golf course and at the location of a former farm structure. The site was subject to previous DAs DA0143/2016 and</p>	<p>Complies – suitable unexpected finds condition recommended and included in attachment 1.</p>	<p>As per original assessment, an unexpected finds condition will be retained.</p>

conclusions of the Phase 2 Contamination Assessment prepared by Douglas Partners dated October 2010 (Appendix 20 of the Preferred Project Report).	DA0496/2018 which created the application lots and addressed land contamination as satisfactory. No additional information required for proposed development.		
7. Flood Assessment A detailed Flood Assessment, prepared by a suitably qualified person identifying flood affected parts of the land and showing how the proposed project at each stage will comply with Shellharbour City Council Floodplain Risk Management Development Control Plan (April 2006), (except where it is inconsistent with NSW State Government policy and guidelines), and comply with and the government's sea level rise and climate change benchmarks, current at the time of preparation of the Flood Assessment. The findings of the Flood Assessment must inform the ultimate layout and design of each stage of the project. The assessment must include a flood planning levels map, details of flood planning	A site specific flood assessment has been submitted as part of the application and assessed by the relevant technical officers within Council. This flood assessment is considered acceptable and suitable conditions have been recommended as part of attachment 1.	Complies	An amended flood assessment report has been provided to Council as part of the modification. The proposal was sent to Councils Floodplain Engineers, and has received a conditionally satisfactory referral response with regard to the proposed modifications.

levels adjacent to the boat harbour and for the major overland flow paths; and mitigation measures to reduce impacts on flood levels in vicinity of Ron Costello oval.			
8. Stormwater and Water cycle Management Identify drainage, stormwater and groundwater management issues, onsite stormwater detention (if required), and drainage infrastructure to ensure achievement of the water quality targets identified in the Boat Harbour Development Consent 95/133 for each stage of the project consistent with Council's requirements	Suitable detail has been provided and evidence submitted that the management of stormwater and ground water will achieve the targets identified in the 95/133 consent.	Complies	Council's Engineering Officer has reviewed the proposed modification and concluded in satisfactory referral advice and conditions to achieve compliance with this requirement.
9. Environmental Management Plan Management Plan An Environmental Management Plan (EMP), prepared by a suitably qualified person demonstrating measures to mitigate potential impacts on aquatic habitats and aquatic species during the construction and operation periods. The EMP must be prepared in consultation	Suitably conditioned prior to issue of Construction Certificate	Complies subject to recommended conditions.	As per original assessment, complies subject to recommended conditions.

with the Department of Environment, Climate Change and Water.			
<p>10. Construction Management Plan</p> <p>A comprehensive Construction Management Plan, including a traffic management plan identifying truck routes, vehicular frequency, hours of operation, use of equipment, and measures to minimise dust, noise and vibration impacts on surrounding areas, and ensure vehicular and pedestrian safety.</p>	<p>Indicative information has been provided including a construction Waste management Plan, this plan has been reviewed by the relevant technical officers within Council. Suitably conditioned prior to issue of Construction Certificate.</p>	<p>Complies subject to recommended conditions.</p>	<p>Modifications to the indicative information have been reviewed by Council's technical officers, who have provided a conditionally satisfactory referral response.</p>
<p>11. Ecologically Sustainable Development</p> <p>Demonstrate that any future development will incorporate ESD principles in its design, construction and ongoing operation phases, including water sensitive urban design measures, water reuse/recycling, energy efficiency, recycling and waste disposal.</p>	<p>Suitably demonstrated through submission of BASIX assessment report.</p>	<p>Complies</p>	<p>A revised BASIX certificate has been submitted, and the proposed modifications achieve compliance.</p>

<p>12. Acid Sulphate Soils</p> <p>An Acid Sulfate Soil Management Plan (ASSMP) for each stage of the project for actual and potential acid sulphate soils prepared by a suitably qualified person in accordance with the NSW Acid Sulfate Soil Manual (NSW Acid Sulfate Soil Management Advisory Committee, August 1998). The ASSMP must examine how the pre-loading process and treatment of ASS will be staged and managed throughout the life of each stage especially regarding the impacts of trenches (for service and drainage) on groundwater and acid leachate.</p>	<p>Suitable assessment and reports on ASS Management have been submitted and assessed by the relevant technical officers within Council. Management Plan considered suitable.</p>	<p>Complies</p>	<p>Amended acid sulphate soils management report has been provided, and reviewed by the relevant technical officers within Council. The amended Management Plan is considered suitable in this regard.</p>
<p>13. Social Infrastructure</p> <p>Social infrastructure shall be provided in accordance with Council's Section 94 Contributions Plan or where applicable any negotiated VPA in relation to the land. The details of any playground, local library and multipurpose community centre shall be provided with each stage of the project.</p>	<p>Section 7.11 Contributions are applicable to this development and payment required by condition.</p>	<p>Complies</p>	<p>As per original – the modification proposal has been referred to Council's Contributions team for assessment of applicable contributions as a result of the proposed modification (increase in dwelling numbers).</p>

14. Local Infrastructure Contributions Contributions towards local infrastructure in accordance with the EP&A Act 1979 must be provided.	Section 7.11 Contributions are applicable to this development and payment required by condition.	Complies	As per original – the modification proposal has been referred to Council's Contributions team for assessment of applicable contributions as a result of the proposed modification.
15. Erosion and Sediment Control A detailed Erosion and Sedimentation Control Plan prepared in accordance with Managing Urban Stormwater: Soils and Construction, Landcom (March 2004) ('the Blue Book') detailing the design, construction and implementation of measures to manage stormwater, and erosion and sediment control during the construction phases of each stage of the project.	Suitably addressed by standard condition.	Complies subject to condition.	As per original, suitably addressed by standard condition.
16. Traffic Assessment An updated traffic impact assessment prepared by a suitably qualified person for each stage/precinct of the project which includes a cumulative impact assessment having regard to the status of the future construction of the intersection of Harbour Boulevard and Shellharbour Road.	A traffic impact assessment has been submitted with the subject DA and assessed by the relevant technical officers within Council. The impacts of the development are considered to be acceptable.	Complies	A traffic impact statement has been submitted to comment on the proposals traffic and parking impacts. In this regard, the traffic impacts of the development are considered to be acceptable, with a minor increase of 7-13 vehicle trips in any peak hour when compared to the approved development.

<p>17. Public Access</p> <p>The detailed design and layout of the project must adopt the following principles:</p> <p>a) direct, legible and inviting public pedestrian access from adjoining residential development and pedestrian connections which follow existing and proposed wellconnected streets; clear and direct access from the public walkway around the harbour to streets that meet the harbour edge to ensure public access is well defined and integrated; and</p> <p>(c) clear, through-site pedestrian links with active street frontages, direct and legible access to key points of interest, including Shellharbour village, which are publicly accessible at all times;</p> <p>(d) consistency with the Shellharbour Shared Use Path Strategy (Shellharbour City Council, 10 August 2010) unless otherwise justified.; and continuous public access around the entire harbour perimeter connecting to the beach on either side of the harbour entrance. The</p>	<p>Proposed development will facilitate public access to the public foreshore and future public open spaces.</p>	<p>yes</p>	<p>As per original assessment, the proposed development will continue to facilitate public access to the foreshore and future public open spaces. Notably, a through-site area has been modified, but retained, as part of the proposal.</p>
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public access shall be provided in the form of a paved concrete footpath and/ or timber boardwalk and constructed to a minimum width of 1.5 m to allow two wheelchairs to pass.			
<p>18. Surface and Ground Water</p> <p>The proponent must submit a surface and groundwater report, prepared by a suitability qualified person, which includes:</p> <p>(a) an assessment of impacts to surface and groundwater sources including water use, water licensing arrangements, impacts on water users, waterfront land and aquifers, as well as compliance with relevant policies; and</p> <p>(b) details of any groundwater dewatering which may be required during the construction phase of the precinct, including:</p> <p>i. information on the site's hydrogeology; ii. a description of the current groundwater situation, such as groundwater quality and groundwater level; iii. predicted groundwater take, inclusive of the calculations supporting this estimate; and iv. a discussion on</p>	Preliminary report submitted and assessed by relevant technical staff within Council.	Complies	A letter submitted by the proponent indicates the preliminary Geotech report submitted in the original assessment remains applicable to the proposed modification, given the basement footprint and levels are the same or very similar to the original. Review by Council's Technical Officers agrees with this stance; the modification suitably complies.

impacts in line with the Aquifer Interference Policy (2012)			
<p>19. Visual Impacts</p> <p>All future stages of development are to include a Visual Impact Assessment (VIA) as part of the application, prepared by a suitably qualified person. The VIA is required to Modifying Instrument – MP 07_0027 MOD 1 7 which provides representative 3dimensional computer models of any built form structures, and prepared based on the approved Reduced Levels (RLs) of the land subject to the application.</p>	Visual Impact Assessment (VIA) submitted and reviewed as part of the assessment.	Suitably complies – further discussion in Section 4.7.i of assessment report.	<p>An amended visual impact assessment has been provided, capturing the increased building height, façade changes, and general apartment reconfiguration for Building B.</p> <p>Commentary on visual impacts is provided throughout the remaining attachments.</p>

Assessment of Compliance with Statement of Commitments		Compliance	
General Commitments	Proposal	Original	Modification
The Proponent undertakes to pursue the development in accordance with the Concept Plan and Preferred Project Report, which	The application has been submitted to Council with relevant compliance justification for each part of the	Complies	The modification proposal contains all relevant details and justifications for compliance with each part of the Concept Plan and other applicable EPIs.

reflects the Shell Cove Masterplan, the Illawarra Regional Strategy, the Illawarra Regional Environmental Plan, the Shellharbour Local Environmental Plan, the Environment Protection and Biodiversity Conservation Act and the appropriate State Environmental Planning Policies. The Proponent undertakes to obtain all necessary approvals required by State and Commonwealth legislation prior to undertaking subsequent stages of the development.	Concept Plan and Preferred Project Report. The application has also been accompanied by a detailed Statement of Environmental Effects which lists compliance with the relevant legislation.		
Urban Design, Visual Impact and Sustainability The proponent undertakes to respond to the surrounding area by addressing bulk, scale, amenity (including noise) and visual amenity with regards to NSW Coastal Policy (1997)	Documentation lodged with application address areas of consideration to relevant legislation.	Detailed assessment of relevant policy included in section 4.2 of the Assessment Report.	The proponent has provided a visual impact assessment with regard to the bulk, scale and amenity of the area. The proposed modification results in some increased bulk and scale changes, however the visual impact assessment indicates a satisfactory outcome, with negligible adverse impacts anticipated on the area.
The Proponent undertakes to respond to the surrounding area by addressing bulk, scale, amenity (including	SEPP 65 compliance table provided within Attachment 7.	Suitably complies	The SEPP 65 has been integrated within the SEPP (Housing) 2021. Assessment of the Apartment Design Guidelines is undertaken in Attachment 3.

noise) and visual amenity with regards to the Coastal Design Guidelines of NSW (2003). The Proponent undertakes to ensure that the relevant components of the development demonstrate compliance with SEPP 65 – Design Quality of Residential Flat Development.			
Landscape The Proponent undertakes to implement street tree planting in accordance with a landscape plan to be submitted as part of each Project Application The proponent undertakes to implement planting and other works in areas of public open space as designated in the landscape plan to be submitted as part of each Project Application.	Detailed landscape plan submitted with application Street trees planting approved under relevant subdivision applications.	Complies	The revised landscape plan generally retains the street tree and planting configuration along the street and public open space – suitably complies.
Infrastructure Provision The Proponent undertakes to assess existing capacity and provide infrastructure requirements for sewerage, water, electricity,	Infrastructure provision has been addressed and approved as part of subdivisions	Complies	As per original assessment – complies.

telecommunications and gas.. The Proponent undertakes to adopt Water Sensitive Urban Design principles in the provision of infrastructure requirements. The Proponent undertakes to obtain and maintain all necessary licences, permits and approvals for the development prior to and during construction.	DA0143/2016 and DA0496/2018.		
Traffic and Access The Proponent undertakes to implement a traffic management strategy - in relation to the capacity of the road network to cater for additional traffic generation including service vehicles, access to and within the site, and connectivity to existing developments.	Traffic Assessment Report submitted as part of supporting documents. Road layout approved under subdivision DAs. Vehicle access identified in Design Guidelines as from Civic Avenue for Buildings A and B. Proposed vehicle access is in line with this.	Complies	Traffic statement commentary is made with regard to the Shell Cove Masterplan assessment above. Road layout approved under subdivision DAs. The original traffic assessment report is considered suitable with regard to traffic impacts, and remains applicable to the proposed modification. Commentary regarding vehicle access is made in Attachment 2 and 3 assessment tables.
Coastal Processes Under the separate Boat Harbour approval the Proponent undertook to implement a Beach Nourishment/Rehabilitation Management Plan which identifies measures to protect and rehabilitate the Shellharbour South Beach dunal system.	Coastal hazards have been assessed for harbour foreshore precincts and do not require further assessment for this proposal.	Complies	As per original – complies.

<p>The Proponent undertakes to ensure that beach behaviour is monitored to provide information which will facilitate effective management of natural coastal processes..</p> <p>The Proponent undertakes to respond to potential sea level rise as a result of climate change by ensuring that all habitable buildings within the Boat Harbour Precinct adopt a freeboard of 0.5m and providing a sea wall with a height of 2.00m AHD.</p>			
<p>Contamination</p> <p>The Proponent undertakes to identify any contamination on site and apply appropriate mitigation measures in accordance with the provisions of SEPP 55 - Remediation of Land.. The Proponent undertakes to remove any residual landfill within the site associated with the Shellharbour Swamp.</p> <p>The Proponent undertakes to ensure that further</p>	<p>The former Council Landfill on the Shell Cove site (3.7 ha) was remediated in 2009 and the Site Audit Statement by Environ (03/11/2009) confirmed that the remediation was successful and the land is suitable for low to medium residential use.</p> <p>Douglas Partners (2016) conducted a Targeted Site</p>	<p>Complies - Suitable unexpected finds protocol conditions recommended.</p>	<p>As per original – an unexpected finds protocol condition is retained.</p>

Investigations of the former golf course area and the southeastern area of the site at the location of the former farm structures will be carried out based on the recommendations and conclusions of the Phase 2 Contamination Assessment prepared by Douglas Partners dated October 2010 (Appendix 2D of the Preferred Project Report), as part of the relevant Project Application investigations.	Investigation (TSI) covering Precinct D. This stated, based on the results of the TSI it is considered that the site is compatible with the proposed development. The report recommends an unexpected finds protocol to be included within the CEMP, suitably included within the recommended conditions.		
Acid Sulphate Soils The Proponent undertakes to treat any disturbed ASS material in accordance with the ASS Management Advisory Committee Guidelines.	ASS management plan submitted with application.	Plan reviewed by relevant technical officers within Council and considered suitable. Relevant conditions recommended.	An ASS management plan was submitted as part of the DA modification, and has been deemed suitable from Councils Technical Officers. Recommended conditions have been included within the consent.
Bush Fire The Proponent undertakes to implement an Asset Protection Zone from the revegetated dunal zone located to the east of the study area to any residential, commercial or retail buildings within the Boat Harbour Precinct in accordance with	Dunal zone referred to significant distance from application site.	Suitably undertaken but not required as part of this application.	The proposed modification is not anticipated to alter the bushfire considerations and assessment of the original – thus, suitably complies as per original assessment.

the Planning for Bushfire Prevention guidelines.			
<p>Geotechnical</p> <p>The Proponent undertakes to preload areas of soft soil prior to construction in accordance with the separate Boat Harbour approval..</p> <p>The Proponent undertakes to ensure that following satisfactory preloading, the compacted preload is removed and extra compacted fill is placed, as required, to match the final design level.</p>	Undertaken as part of the Boat Harbor Approval.	Suitably undertaken but not required as part of this application.	As per original.
<p>Flooding</p> <p>The Proponent undertakes to provide waterway corridors to be used as floodways – using Water Sensitive Urban Design principles and incorporating wetlands, natural creek lines and open space areas - to manage and contain flood hazards..</p> <p>The Proponent undertakes to implement a Flood Emergency Response which includes remaining on site during PMF events and maintaining safe pedestrian</p>	Precinct wide flood assessments provided to Council including details as required. Site specific flood assessment provided with application.	<p>Suitable precinct wide flood studies submitted to Council by applicant and reviewed by relevant technical officers.</p> <p>Suitably complies and relevant flood levels applied.</p>	<p>The proposed modification was referred to Council's relevant technical officers, and deemed to suitably comply with the relevant flood levels.</p> <p>Notably, the design re-locates the basement driveway entrance, and the site RL's prevent floodwater from entering the basement in this reconfiguration.</p>

<p>and vehicular access routes out of the Boat Harbour Precinct for events up to the 100yr ARI flood..</p> <p>The Proponent undertakes to respond to sea level rise by adopting Flood Planning Levels based upon the 100 year ARI flood level plus 0.90 m sea level rise (for the year 2100) plus 0.50 m (to comply with Council's freeboard requirement)..</p> <p>The Proponent undertakes to prepare a FPL map in accordance with Figure 5 of the</p> <p>NSW Coastal Planning Guideline Adapting to Sea Level</p> <p>Rise for each Project Application when more detailed definition of final design levels is available. This will include localised flood modelling for each stage of the Boat Harbour Precinct to demonstrate compliance with the NSW Coastal Planning Guideline Adapting to Sea Level Rise.'</p>			
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<p>The Proponent undertakes to prepare an assessment of the impact of 0.9m sea level rise on the 5 year and 100 year ARI and PMF storm events during detailed design phases of the Boat Harbour Precinct associated with each Project Application.</p> <p>The Proponent undertakes to ensure that the development does not result in any significant increase in flood levels on adjacent properties. Flood impacts will not exceed those identified in Appendix F of the EA.</p> <p>The Proponent undertakes to ensure that flood risk will be assessed in each Project Application for consistency and compliance with the Concept Plan and compliance with the NSW Flood Plain Development Manual 2005 and Council's Flood Plain Risk Management DCP (except where inconsistent with NSW State Government Policies and Guidelines).</p>			
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<p>Water Cycle Management The Proponent undertakes to mitigate the potential impact of the development on the environment through a Water Cycle Management Strategy</p> <p>The Proponent undertakes to implement a Water Cycle Management Strategy which adopts Water Sensitive Urban Design principles and identifies measures to ensure protection of water quality within the sensitive near-shore coastal environment.</p> <p>The Proponent undertakes to provide multiple, connected freshwater wetlands to the north and west of the Town Centre in accordance with the Stormwater Quality Management Strategy.</p>	<p>Water Cycle management Plan provided with application</p>	<p>Submitted plan reviewed by relevant technical officers within Council and suitably complies with requirements.</p>	<p>As per original assessment; the proposed modification is not anticipated to alter the water cycle management details.</p>
<p>Heritage and Archaeology The Proponent undertakes to progress works in accordance with the approved</p>	<p>Suitable assessment undertaken as part of the subdivisions DA0143/2016 and DA0496/2018.</p>	<p>Suitable conditions recommended relating to unexpected finds.</p>	<p>Suitable conditions retained – as per original assessment.</p>

<p>Archaeological and Heritage Protection Plans and the ss87/90 consent and permit (No2534) of the NP&W Act..</p> <p>The Proponent undertakes to protect the Shellharbour Aboriginal Objects (Sites) identified as being of relatively high archaeological value in accordance with the Archaeological and Heritage Protection Plan and the consent and permit granted by the Department of Environment and Climate Change..</p> <p>The Proponent undertakes to notify the National Parks and Wildlife Service immediately in the event that any previously unidentified Aboriginal relics (including human skeletal material) are discovered on the site.</p>			
<p>Flora and Fauna</p> <p>In accordance with the Boat Harbour Ministerial Consent, the Proponent has undertaken to compensate for any impact of the development on aquatic and terrestrial flora and fauna</p>	<p>The proposed wetlands do not form part of this development and their delivery will not be impacted in any way.</p>	<p>Assessment by Council's technical officer undertaken and suitable native species proposed for landscaping.</p>	<p>Suitable landscaping details are retained in parklands and public spaces – as per original.</p>

<p>and their habitats by the construction of the Myimbarr Wetlands.</p> <p>The Proponent undertakes to enhance the environment through the use of native flora in landscaped parklands and public spaces.</p> <p>The Proponent undertakes to mitigate the impact of construction on flora and fauna populations through erosion and sediment control measures.</p>	<p>Erosion and sediment controls will be in place during construction.</p>		
<p>Noise, Odour and Air Quality</p> <p>The Proponent undertakes to mitigate any excessive noise impacts by implementing appropriate measures such as low noise pavements or incorporating noise reduction features on residential facades, which will be detailed in each Project Application..</p> <p>The Proponent undertakes to mitigate odour impacts by adopting odour control measures which comply with Sydney Water guidelines including the reduction in</p>	<p>Acoustic report accompanied development application including relevant recommendations for any noise impacts. Sydney Water guidelines will be adopted.</p>	<p>Report reviewed by relevant technical officers within Council and considered acceptable. Suitable conditions recommended.</p>	<p>The proposal was accompanied by a revised acoustic impact assessment which indicates the modification has a similar impact to the original DA approval. This has been reviewed by Councils relevant technical officers, and suitable conditions recommended.</p>

septicity levels.. The Proponent undertakes to meet the objectives of the NSW Action for Air Plan			
Socio-Economic Impacts The Proponent undertakes to respond to social and economic impacts through increased numbers of new jobs during construction, increased local job opportunities as a result of the Business Park, increased visitor expenditure, and new expenditure and employment in retail, conferencing, restaurants and tourism.	A social impact assessment has been submitted as part of this application.	The statement has been reviewed by the relevant technical officers at Council and impacts detailed considered acceptable.	A revised social impact assessment has been provided which notes neutral or positive social changes as a result of the proposed modification. The modified social impact is minor, and considered to suitably comply.
Consultation The Proponent undertakes to continue consultation with the relevant agencies, authorities and the public as pertains to each Project Application.	Continual discussions between Council and applicant throughout application assessment.	The relevant bodies and areas of Council have provided advice and commentary on the proposed development and public consultation has been undertaken in accordance with Council Community Participation Policy.	The relevant bodies and areas of Council have provided advice and commentary. Notably, the Southern Regional Planning Panel has been elected as the consent authority for the application modification, pursuant to directions from the secretariat.
Crime Risk The Proponent undertakes to incorporate best practice Crime Prevention Through Environmental Design principles into all detailed design development.	Crime Prevention Through Environmental Design Report submitted as part of this application.	The submitted report and proposed plans have been reviewed by relevant technical officers within Council and relevant conditions recommended.	A CPTED addendum statement has been provided, which concludes that the CPTED report accompanying the original application remains relevant and applicable to the development.

