



EXPANDED SHELL COVE DEVELOPMENT WINS CONDITIONAL APPROVAL

18 March 2019

Plans to add hundreds more homes to a waterfront development in the Illawarra have won conditional support from the state's Independent Planning Commission.

Frasers Property Australia (the proponent) sought to modify the Concept Plan for its Shell Cove development to boost home numbers from 1238 to 1566, as well as increase building heights in the harbour precinct on Boolwarroo Parade, Shellharbour.

The Department of Planning & Environment referred the matter to the Commission for determination after receiving more than 25 public objections.

Commissioners Stephen O'Connor (Panel Chair), Peter Cochrane and Ilona Millar were appointed to scrutinise the application. They met with the proponent, Department and Shellharbour City Council, and inspected the site and surrounding areas.

A public meeting was also held in Shellharbour last month to listen to the community's concerns about the proposal, which primarily related to increased density, building heights, view loss, traffic impacts and car parking, infrastructure servicing, and the provision of community facilities.

After considering all the evidence and weighing the community's views, the Commission has today (Monday 18 March 2019) determined to approve, subject to conditions, the proposed changes to the Concept Plan for the residential and commercial development.

In its Statement of Reasons for Decision, the Commission noted "the large area covered by the Concept Plan is well suited to support the proposed increase in residential density with the needs of future residents to be met by a town centre precinct providing retail and community services."

"The proposed changes to the built form and character are acceptable... as they would not lead to significantly greater view loss or additional overshadowing than what was previously approved as part of the Concept Plan," the Commission added.

The Commission also found:

- the predicted 2% increase in (vehicular) traffic generated by the expanded development will not significantly impact the state road network nor be noticeable in the context of total local traffic movements and is, therefore, acceptable

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- the demand for car parking generated by the expanded development would be able to be accommodated, and further assessment of residential car parking provisions can be undertaken by the relevant consent authority as part of future development applications
- water and wastewater infrastructure capacity constraints can be appropriately managed through a condition of consent limiting the total number of dwellings until adequate servicing arrangements are in place

“The modification application is in the public interest as it is consistent with the objectives of the (Illawarra-Shoalhaven) Regional Plan in providing additional housing supply and diversity in housing options close to services and jobs, and it will contribute to the diversification of the economy and provide additional employment opportunities,” the Commission concluded.

“The impacts of the development are acceptable and can be appropriately mitigated through the implementation of the recommended conditions of consent.”

The conditions imposed by the Commission are designed to

- prevent, minimise and/or offset adverse environmental impacts and impacts on the community
- set standards and performance measures for acceptable environmental performance
- require regular monitoring and reporting, and
- provide for the ongoing environmental management of the development

The Commission’s determination can be read in full here:

<https://www.ipcn.nsw.gov.au/projects/2018/11/shell-cove-boat-harbour-precinct-concept-approval-mp-07-0027-mod1>

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