

## SHELL COVE BOAT HARBOUR PRECINCT

### Summary of Submissions

#### DEPARTMENT OF PLANNING KEY ISSUES REPORT

Author	Issues raised (by category)	Response
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#### STATE AGENCY SUBMISSIONS

Department of Planning	Built Form and Urban Design	Refer to Section 3.3 Built Form, Urban Design and Landscape in response to the detailed comments provided by the Department's urban design team.
	Bass Point Quarry	Refer to Section 3.1 Bass Point Quarry in response issues raised in relation the the proposed Bass Point Quarry expansion.
	Traffic and Access	Refer to Section 3.11 Traffic and Access in response to issues raised relating to public access of South Shellharbour Beach, Public Transport, Pedestrian Access and Traffic Noise.
	Social Infrastructure	Refer to Section 3.8 Housing and Social Infrastructure in response to issues raised regarding Provision of social infrastructure and social impact.
	Biodiversity	Refer to Section 3.2 Biodiversity in response to comments relating to Flora and Fauna.
	Economic Impact	Refer to Section 3.4 in response to comments relating to the Economic Impact of the Boat Harbour Precinct.
	Land Ownership	Refer to Section 3.12.4 in response to queries on ownership of future roads and public facilities.
	South Shellharbour Beach Foreshore	Refer to Section 3.5 Coastal Processes in response to comments relating to the Beach Nourishment/Rehabilitation Management Plan
	Land Capability - Contamination	Refer to Section 3.6.1 in relation to comments on site assessment.
	Coastal Processes	Refer to Section 3.5 Coastal Processes in response to the issues raised in DoP's issues paper on Hydrological issues.
Department of Environment, Climate Change and Water (DECCW)	Flooding	Refer to Section 3.6.3 Flooding and Section 3.6.4 Water Cycle Management in response to the issues raised in DoP's issues paper on Hydrological issues.
	Heritage and Archaeology	Refer to Section 3.7 Heritage in response to submission section on Aboriginal Cultural Heritage
	Land Capability: Acid Sulfate Soils and Groundwater	Refer to Section 3.6.2 Acid Sulfate Soils and Section 3.6.5 Groundwater in response to submission sections on Acid Sulfate Soils and Groundwater
Integral Energy	Noise	Refer to Section 3.10 Noise in response to DECCW's comments in submission section on Noise Impact Assessment.
	Services/Utilities	Refer to Section 3.12.2 Utilities. This submission provides the proponent with information for future stages of development and does not require a response.

<b>Land and Property Management Authority</b>	Traffic and Access	Refer to Section 3.11.3 of Preferred Project Report in response to queries relating to foreshore access and pedestrian access to Killalea State Park.
<b>NSW Roads and Traffic Authority</b>	Traffic and Access	This submission is in response to works related to the Shellharbour Road, Wattle Street, Addison Road and Harbour Boulevard intersection. The conditions of development consent are noted by the Proponent, however these works do not form part of the Concept Plan Application. Accordingly, response to this submission is not required.
<b>NSW Transport Infrastructure</b>	Traffic and Access	Refer to Section 3.11.1 Public Transport in response to comments made on public transport provision.
<b>NSW Industry &amp; Investment – Mineral Resources</b>	Land Uses	Refer to 3.9.1 2(f) Quarry Buffer Area in response to query on uses in the 2(f) zoned Quarry Buffer Area
<b>NSW Rural Fire Services</b>	Bushfire	Refer to Section 3.12.1 of the Preferred Project Report.
<b>Sydney Water</b>	Services/Utilities	This submission provides the proponent with information for future stages of the development and does not require a response from the proponent.
<b>SHELLHARBOUR CITY COUNCIL SUBMISSION</b>		
<b>Shellharbour City Council</b>	Built Form and Urban Design	Refer to Section 3.3 of Preferred Project Report in response to submission section on Urban Design, Visual Impact and Sustainability.
	Coastal Processes	Refer to Section 3.5 Coastal Processes
	Land Capability	Refer to Section 3.6.1 Contamination
	- Contamination	
	Developer Contributions	Refer to Section 3.12.3 Developer Contributions
	Economic Impact	Refer to Section 3.4.2 Diversification of Economy
	Flooding	Refer to Section 3.6.3 Flooding
	Land Capability:	Refer to Section 3.6.2 Acid Sulfate Soils and Section 3.6.5 Groundwater in response to submission section on Geotech and Acid Sulfate Soils
	- Acid Sulfate Soils and Groundwater	
	Heritage and Archaeology	Refer to Section 3.7 of the report in response to submission section on Heritage and Archaeology
	Housing	Refer to Section 3.8 Housing and Social Infrastructure in response to submission section on Socio-Economic Impacts
	Open Space	Refer to Section 3.3.3 Open Space Network in response to submission subsection on Open Space under section on Socio-Economic Impacts.
	Strategic Planning Context	This section of the submission is aimed at the Department of Planning for consideration and does require response from the proponent.
	Social Infrastructure	Refer to Section 3.8 Housing and Social Infrastructure in response to the submission subsection Provision of Social Infrastructure under section on Socio-Economic Impacts
	Traffic and Access	Refer to Sections 3.3 Built Form, Urban Design and Landscape and Section 3.11 Traffic and Access in response to Council's submission section on Traffic and Access

## PUBLIC SUBMISSIONS

<b>Dennis Chalker</b>	Access and Traffic	Refer to Section 3.3.1 Street Network in response to comments made regarding traffic connectivity to Shellharbour Village.
<b>Greg Bennett</b>	Biodiversity	Refer to Section 3.2.3 Flora and Fauna Survey in relation to comments on the fauna survey undertaken for the EA.
<b>Illawarra Greens</b>	Biodiversity	Refer to Section 3.2.1 Shellharbour Swamp in response to comments relating to Wetland 376.
	Social Infrastructure	Refer to Section 3.2.3 Flora and Fauna Survey in response to comments relating to Flora and Fauna
	Traffic and Access	Refer to Section 3.8 Housing and Social Infrastructure in response to comments relating to provision of open space,
	Land Capability	Refer to Section 3.11 in response to traffic related issues raised.
	- Contamination	Refer to Section 3.6.1 Contamination in response to concern over health related impacts from home grown produce.
	Traffic and Access	Refer to Section 3.3 Built Form, Urban Design and Landscape and Section 3.11 Traffic and Access in response to comments relating to provision of public transport and parking
<b>Insite (on behalf of Hanson) incopr. Heggies</b>	Public Open Space	Refer to Section 3.3.3 Open Space Network in response to comments relating to public open space
	Biodiversity	Refer to Section 3.2.1 Shellharbour Swamp in response to comments relating to Wetland 376.
		Refer to Section 3.2.3 Flora and Fauna Survey in response to comments relating to Flora and Fauna
	Economic Impact	Refer to Section 3.4 in response to issue raised in respect of the viability of the Business Park
<b>Karen Gough</b>	BPQ	Refer to Section 3.1 Bass Point Quarry in response to all issues related to the proposed expansion of the quarry's operations.
	Air Quality	Refer to Section 3.1.2 Air Quality in response to air quality issues raised by Heggies
	Noise	Refer to Section 3.1.3 Acoustic Impacts related to Bass Point Quarry and Section 3.1.4 Blasting Impacts in response to noise issues raised by Heggies.
<b>Liz Drummond</b>	Public Open Space	Refer to Section 3.3.3 Open Space Network in response to comments relating to public open space
	Land Capability: - Acid Sulfate Soils	Refer to Section 3.6.2 Acid Sulfate Soils in response to concerns over ASS contamination of the Boat Harbour
	Heritage and Archaeology	Refer to Section 3.7 of the report in response to submission section on Heritage and Archaeology
<b>Mairi Petersen</b>	Traffic and Access	Refer to Section 3.3 Built Form, Urban Design and Landscape and Section 3.11.2 Cycle Network in response to comments relating to cycle network and paths.
<b>Mairi Petersen</b>	Coastal Processes	Refer to Section 3.5 Coastal Processes in response to comments made on sea level rise and beach nourishment and rehabilitation plan.
	Economic Impact	Refer to Section 3.4 Economic Impact relating to the Business Park.

<b>Mandy &amp; David Brooks</b>	Built Form and Urban Design	Refer to Section 3.3.5 Building Typology and Design in response to concerns over building height
<b>Peter Moran</b>	Built Form and Urban Design	Refer to Section 3.3.5 Building Typology and Design in response to concerns raised over building heights. Refer to Section 3.3.1 Street Network in response to issues relating to road widths.
	Land Uses	Refer to Section 3.9.2 A2 and H2 Mixed Use Precincts in response to comments on Block H2.
	Economic Impact	Refer to Section 3.4.2 Diversification of Economy
	Traffic and Access	Refer to Section 3.11 Traffic and Access in response to comments on pedestrians and cyclists and parking. Refer to Section 3.3.1 Street Network in response to comments on road widths.
<b>Sonya McKay</b>	Coastal Processes	Refer to Section 3.5 Coastal Processes in response to comments made on Climate Change
	Biodiversity	Refer to Section 3.2.1 Shellharbour Swamp in response to comments relating to Shellharbour Wetland
<b>Werner Steyer</b>	Traffic and Access	Refer to Section 3.3 Built Form, Urban Design and Landscape and Section 3.11.2 Cycle Network in response to comments relating to cycle network and paths.
<b>William and Frances Holland</b>	Built Form and Urban Design	Refer to Section 3.3.5 Building Typology and Design in response to concerns raised over building heights.