HOUSING & JOBS BOOST WITH SHELL COVE CONCEPT PLAN APPROVAL

Shellharbour is set to receive an injection of almost 4,000 new jobs and a host of new residential and community facilities as a result of the latest planning approval for the Shell Cove boat harbour.

NSW Minister for Planning, Tony Kelly, made the announcement during a visit to the region with Member for Kiama, Matt Brown.

“Concept plan approval has been given for a $460 million mixed-use development surrounding the previously approved boat harbour and marina,” the Minister said.

“The approval followed a detailed environmental assessment, including independent analysis and consideration of predicted sea level rise, which found the proposed buildings would not be subjected to flooding or inundation from storm surges.”

The approved development, which will take place across 12 separate precincts includes:

- Around 1,200 residential dwellings with a range of housing types;
- 15,000 square metres of retail/commercial floor space including a more slender nine storey hotel – other buildings range from two to four storeys;
- A range of land-based services and facilities to support the approved marina;
- A dry boat storage facility;
- 30,000 square metres of business park floor space; and
- Public open space and wetlands, including continuous pedestrian access around the entire perimeter of the boat harbour.

Mr Brown said the redevelopment of Shell Cove represents a major investment in the region and will contribute strongly to the region’s housing and employment.

“Development of the project is expected to create more than 1,000 construction jobs and around 2,800 ongoing operational positions,” Mr Brown said.

“Both the Illawarra Regional Strategy and the Illawarra Urban Development Program identify Shell Cove as a major new release area for housing and as a key site for employment generation.

“It will deliver jobs closer to home for thousands of local workers and make a significant contribution to meeting the overall housing and employment targets outlined in the regional strategy.”

Mr Kelly said the department’s assessment found the proposal had been designed to take into account predicted sea level rise and ensure the site would not be impacted by flooding, erosion or inundation from storm surges.
“This conclusion is backed up by independent expert analysis commissioned by the Department and is further strengthened by conditions requiring the proponent to undertake additional flood analysis for each future stage of the development,” the Minister said.

A total of 19 conditions have been imposed including the requirement to:

- Demonstrate the proposed design remains up to date with the Government’s sea level rise benchmarks at the time, as each stage is put forward for construction approval;
- Provide a detailed coastal hazards study, including analysis of the adequacy of the proposed height of the sea wall to be constructed around the boat harbour, as each stage is put forward for construction approval;
- Develop and implement strict design guidelines to ensure architectural and aesthetic quality and diversity across the site;
- Undertake further modelling and upgrading of key road intersections as necessary throughout future stages of development; and
- Closely assess any potential impacts on the Green and Golden Bell Frog in accordance with Department of Environment, Climate Change and Water guidelines.

The concept plan approval forms part of the overall $1.5 billion Shell Cove project that will ultimately deliver around 3,000 residential lots, a 300-berth marina constructed within an in-shore boat harbour, an 18-hole golf course, community parks and playgrounds, cycleways and a range of commercial, retail, tourist, community and recreational facilities.

Concept plan approval establishes a broad planning framework for the site and does not allow construction of the facilities to take place.

Further project applications will need to be lodged and approved for each element of the overall proposal before construction can commence.