

COUNCIL ASSESSMENT REPORT

Panel Reference	2015NTH025
DA Number	0328/16DA
LGA	Coffs Harbour City Council
Proposed Development	Extractive Industry (Quarry Extension)
Street Address	3367 SOLITARY ISLANDS WAY DIRTY CREEK Lot 550 DP 1181369 & Lot 76 DP 752820 & LI 547213
Applicant/Owner	THE CROWN (STATE OF NSW), and MR S APOKIS
Date of DA lodgement	21 October 2015
Total number of Submissions Number of Unique Objections	- Three (3) - Two (2)
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Schedule 7 (7)(a) includes extractive industries, which meet the requirements for designated development under clause 19 of Schedule 3 to the Environmental Planning and Assessment Regulation 2000. Given that the proposed development is an extractive industry identified as 'designated development' by the Environmental Planning and Assessment Regulation 2000, the proposed development is regionally significant development
List of all relevant s4.15(1)(a) matters	- Relevant environmental planning instruments: - State Environmental Planning Policy No 55 - Remediation of Land; - State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 - State Environmental Planning Policy (Rural Lands) 2008 - State Environmental Planning Policy (State & Regional Development) 2011 - State Environmental Planning Policy (Infrastructure) 2007 - Coffs Harbour Local Environmental Plan 2013 - Coffs Harbour Development Control Plan 2015
List all documents submitted with this report for the Panel's consideration	- Report to panel - Plans - Recommended conditions of consent - Section 4.15 Assessment - Copy of all application documents submitted by the applicant - Copy of General Terms of Approval, as issued by approval bodies
Clause 4.6 requests	N/A
Summary of key submissions	- Blasting will results in impacts to the health and wellbeing of adjoining residents. - The quarrying activities will result in dust impacts to adjoining residents. - The development will impact on wildlife. - The development will negatively affect property values.
Report prepared by	Gilbert Blackburn
Report date	9 November 2020

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

No

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

Yes