

## COUNCIL ASSESSMENT REPORT

Panel Reference	2016STH036
DA Number	DA16/1198
LGA	Wingecarribee
Proposed Development	Master Plan for Seniors Housing and Stage 1 – 28 Bed Dementia Unit
Street Address	2 Charlotte Street, Burradoo
Applicant/Owner	Jim Gilvarry & Associates Pty Ltd / Harbison Memorial Retirement Village
Date of DA lodgement	29 November 2016
Number of Submissions	3
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	<b>3 General Development over \$20 million</b> The development has a capital investment value of \$25 million.
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> <li>State Environmental Planning Policy No. 55 – Remediation of Land, State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011, State Environmental Planning Policy (Infrastructure) 2007, Wingecarribee Local Environmental Plan 2010</li> <li>Bowral Town Plan Development Control Plan</li> </ul>
List all documents submitted with this report for the Panel's consideration	Attachment 1: Draft Notice of Determination Attachment 2: Plans of Proposed Development Attachment 3: Additional Information Letter
Report prepared by	Ellie Varga, Acting Team Leader Town Planners, Wingecarribee Shire Council
Report date	15 August 2017

### Summary of s79C matters

Have all recommendations in relation to relevant s79C 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 (S94EF)? **Not Applicable**  
*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

### Conditions

Have draft conditions been provided to the applicant for comment? **No**  
*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*