

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2017HCC023DA
<b>DA Number</b>	DA 96/2017
<b>LGA</b>	UPPER HUNTER SHIRE
<b>Proposed Development</b>	Mixed use commercial development & demolition of existing structures & 24 hour Service Centre
<b>Street Address</b>	172-182 Macqueen Street Aberdeen
<b>Applicant/Owner</b>	ENEF Investments Pty Ltd
<b>Date of DA lodgement</b>	25 July 2017
<b>Number of Submissions</b>	7
<b>Recommendation</b>	Approval subject to conditions of consent
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)</b>	Development that has a capital investment value of more than \$20 Million as specified in Schedule 4A of the EP&A Act. Note: the Transitional Provisions of Clause 23(3) of the SEPP are applicable.
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• Upper Hunter Local Environmental Plan 2013</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No. 64 – Advertising and Signage</li> <li>• Upper Hunter Development Control Plan 2015</li> <li>• Clause 92(1)(b) of the Environmental Planning and Assessment Regulation 2000</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<p><u>Plans</u></p> <ul style="list-style-type: none"> <li>• Site Analysis Plan</li> <li>• Site Plan</li> <li>• Site Plan – General Arrangement</li> <li>• 3D Views</li> <li>• GA Plan Retail 1 Ground + Commercial Level 1</li> <li>• GA Plan – Retail 2 + Service Centre</li> <li>• GA Plan – Retail 3 + Truck Parking Amenities</li> <li>• 3D Site</li> <li>• Elevations - Retail 1 Ground + Commercial Level 1</li> <li>• Elevations – Retail 2 + Service Centre</li> <li>• Elevations – Retail 3 + Truck Parking Amenities</li> <li>• Sections</li> <li>• Materials / Acoustic Fence Section / Signage Pylon Elevation</li> <li>• Shadow Diagrams</li> <li>• Site Plan – Staging</li> <li>• Landscape Sketch Plan</li> <li>• Landscape Planting Plan</li> <li>• External Intersection Works</li> <li>• Soil and Water Management Plan</li> <li>• Stormwater Water Drainage Plan</li> <li>• Hydraulic Services</li> </ul> <p><u>Essential documentation</u></p> <ul style="list-style-type: none"> <li>• Planning Assessment Report – Section 4.15 Assessment</li> <li>• Statement of Environmental Effects (Insite, July 2017)</li> <li>• CIV Report (Muller Partnership (28 June 2017)</li> <li>• Access Report (Design Confidence, 4 July 2017)</li> </ul>

	<ul style="list-style-type: none"> <li>• Preliminary Hazard Report (Hazkem Pty Ltd, June 2017)</li> <li>• Geotechnical Report (June, 2017)</li> <li>• Traffic Impact Statement (SECA Solutions, 10 December 2018)</li> <li>• Acoustic Assessment (Spectrum Acoustics, May 2017) and Addendum Acoustic Report (Spectrum Acoustics, July 2018)</li> <li>• Waste Management Plan (TTM, 22 June 2017)</li> <li>• Signage Assessment (Insite, 7 December 2017)</li> <li>• Report on Detailed Site Investigation for Contamination (Douglas Partners, January 2018 Project: 91087.01)</li> </ul>
<b>Report prepared by</b>	<b>Paul Smith</b>
<b>Report date</b>	<b>11 April 2019</b>

#### **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)? **No**

*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? **Yes**

*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*