

COUNCIL ASSESSMENT REPORT

Panel Reference	2017HCC042
DA Number	DA/1950/2017
LGA	Lake Macquarie City
Proposed Development	Seniors Housing – Residential Care Facility
Street Address	120 Redhead Road, Redhead
Applicant/Owner	The Whiddon Group / Crown Land – Frank Whiddon Nominees Pty Ltd as Reserve Trust Manager
Date of DA lodgement	17 October 2017
Number of Submissions	Seven
Recommendation	Approval, with conditions
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	CIV greater than \$20 million (\$28,521,042)
List of all relevant s4.15(1)(a) matters	<p>Environmental Planning Instruments:</p> <ul style="list-style-type: none"> State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy 55 – Remediation of Land State Environmental Planning Policy 71 – Coastal Protection Lake Macquarie Local Environmental Plan 2014 (LMLEP) <p>Development Control Plan:</p> <ul style="list-style-type: none"> Lake Macquarie Development Control Plan 2014 (LMDCP)
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> Assessment Report Statement of Environmental Effects October 2017 Additional information 19 February 2018 Appendix A – Rural Fire Service General Terms of Approval Appendix B – Subsidence NSW General Terms of Approval Appendix C - Clause 4.6 written submission against Clause 40(4)(c) of SEPP (Housing for Seniors or People with a Disability) 2004 Appendix D - Clause 4.6 written submission against Clause 4.3 of LMLEP. Appendix E – Updated Landscape correspondence 24 April 2018 Appendix F – Recommended Conditions of Consent Appendix G - Plans
Report prepared by	Chris Dwyer – Principal Development Planner, Lake Macquarie City Council
Report date	7 June 2018

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

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?

Yes

Special Infrastructure Contributions

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

Not Applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Yes