

COUNCIL ASSESSMENT REPORT

Panel Reference	2017NTH010
DA Number	0902/17DA
LGA	Coffs Harbour City Council
Proposed Development	Seniors Housing (120 bed residential care facility and 183 self-contained dwellings, including community centre, landscaping, car parking, community pool, walking trail and other associated works)
Street Address	Arthur Street (Lot 2, DP 731016), Coffs Harbour
Applicant/Owner	Rowville Park Pty Ltd
Date of DA lodgement	21 April 2017
Number of Submissions	107 submissions. Of these 101 submissions were in support of the development, with 6 submissions objecting to the development.
Recommendation	Approval subject to conditions
Regional Development Criteria (Schedule 4A of the EP&A Act)	Schedule 4A (4) 'General Development over \$20 million' includes developments where there is a capital investment value of more than \$20 million.
List of all relevant s79C(1)(a) matters	<u>Relevant Environmental Planning Instruments:</u> • State Environmental Planning Policy No 55 - Remediation of Land; • State Environmental Planning Policy (SEPP) No.65 – Design Quality of Residential Flat Development; • State Environmental Planning Policy No 71 - Coastal Development; • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (SEPP) Housing for Seniors or People with a Disability) 2004; and • Coffs Harbour Local Environmental Plan 2013. <u>Proposed Instruments:</u> NIL <u>Relevant Development Control Plan:</u> • Coffs Harbour Development Control Plan 2015 <u>Planning Agreements</u> • There are no relevant planning agreements that have been entered into that relate to the proposed development <u>Any Coastal Zone Management Plan</u> • Coffs Harbour Coastal Zone Management Plan <u>Relevant Regulations</u> • No relevant matters prescribed by the Regulations

List all documents submitted with this report for the Panel's consideration	• Development Assessment Report • Attachment A – Plans for JRPP Report • Attachment B – Section 79C Evaluation • Attachment C – Proposed Conditions
Report prepared by	Coffs Harbour City Council Renah Givney Development Assessment Officer – Senior
Report date	26 July 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 / No

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 / No / Not
Applicable

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?

Yes / No / Not
Applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?

Yes / No / 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?

Yes / 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