

COUNCIL ASSESSMENT REPORT

Panel Reference	2017NTH022
DA Number	0230/18DA
LGA	Coffs Harbour
Proposed Development	Alterations and Additions To Existing Sports Stadium Recreation Facility - major
Street Address	Lot 102 DP 1077682, International Stadium, Stadium Drive Coffs Harbour
Applicant/Owner	Coffs Harbour City Council
Date of DA lodgement	13/9/17
Number of Submissions	zero
Recommendation	Approve
Regional Development Criteria (Schedule 4A of the EP&A Act)	Council related development over \$5 million (section 4 of Schedule 4A of the EP & A Act, 1979)
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy No 71 - Coastal Development • State Environmental Planning Policy (State & Regional Development) 2011 • State Environmental Planning Policy No.55 – Remediation of Land • Coffs Harbour Local Environmental Plan 2013 • Draft State Environmental Planning Policy - Coastal Management • Coffs Harbour Local Environmental Plan (LEP) 2013 • Draft State Environmental Planning Policy (SEPP) (Coastal Management) 2016 • Coffs Harbour Development Control Plan 2015
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Statement of Environmental Effects, prepared by GHD, dated September 2017 • Noise and Vibration Assessment, prepared by GHD, November, 2017 <p>Drawing Nos.</p> <ul style="list-style-type: none"> • 21062-A00, Revision A, prepared by barnson, dated 22/8/17 • 21062-A01, Revision 0, prepared by barnson, dated 22/8/17 • 21062-A02, Revision 0, prepared by barnson, dated 22/8/17 • 21062-A03, Revision 0, prepared by barnson, dated 22/8/17 • 21062-A04, Revision 1, prepared by barnson, dated 22/8/17 • 21062-A05, Revision 1, prepared by barnson, dated 22/8/17 • 21062-A06, Revision 0, prepared by barnson, dated 22/8/17

	<ul style="list-style-type: none"> • 21062-A07, Revision 1, prepared by barnson, dated 22/8/17 • 21062-A101, Revision 0, prepared by barnson, dated 22/8/17 • 21062-A102, Revision 1, prepared by barnson, dated 22/8/17 • 21062-A103, Revision 1, prepared by barnson, dated 22/8/17 • 21062-A104, Revision 1, prepared by barnson, dated 22/8/17 • 21062-A201, Revision 0, prepared by barnson, dated 22/8/17 • 21062-A202, Revision 0, prepared by barnson, dated 22/8/17 • 21062-A203, Revision 1, prepared by barnson, dated 22/8/17 • 21062-A204, Revision 1, prepared by barnson, dated 22/8/17 • 21062-A205, Revision 1, prepared by barnson, dated 22/8/17 • 21062-A301, Revision 0, prepared by barnson, dated 22/8/17 • 21062-A302, Revision 1, prepared by barnson, dated 22/8/17 • 21062-A303, Revision 1, prepared by barnson, dated 22/8/17 • 21062-A401, Revision 0, prepared by barnson, dated 22/8/17 • 21062-A402, Revision 0, prepared by barnson, dated 22/8/17 • 21062-A501, Revision 1, prepared by barnson, dated 30/10/17 • 21062-A502, Revision 1, prepared by barnson, dated 30/10/17
Report prepared by	Gary Cheney
Report date	28/11/17

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)? **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