

COUNCIL ASSESSMENT REPORT

Panel Reference	2017STH004	
DA Number	DA/0185/1617	
LGA	Goulburn Mulwaree	
Proposed Development	Entertainment Facility (Performing Arts Centre) and Food & Drink Premises, including partial demolition of existing building, alterations & additions, and adaptive reuse of heritage building	
Street Address	163 Auburn Street, Goulburn	
Applicant/Owner	Goulburn Mulwaree Council	
Date of DA lodgement	22 December 2016	
Number of Submissions	19 individual submissions and 1 petition	
Recommendation	That the Southern Joint Regional Planning Panel grant consent to DA/0185/1617 subject to conditions	
Regional Development Criteria (Schedule 4A of the EP&A Act)	Council related development with a Capital Improved Value > \$5M	
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> SEPP (Drinking Water Catchments) Goulburn Mulwaree Local Environmental Plan 2009 Goulburn Mulwaree Development Control Plan 2009 Regulation 92 and 94 	
List all documents submitted with this report for the Panel's consideration	Statement of Environmental Effects	Brewster Hjorth Architects
	Architectural Plans	Brewster Hjorth Architects
	Section J (Energy Efficiency) calculations	Brewster Hjorth Architects
	Civil Excavation Plan	Northrop Consulting Engineers
	Access Report	iAccess Consultants
	BCA Report	Blackett Maguire & Goldsmith
	Statement of Heritage Impact	GBA Heritage
	Conservation Management Plan	GBA Heritage
	Geotechnical Report	Northrop Consulting Engineers
	Traffic Management Plan	TEF Consulting
	Waste Management Plan	Brewster Hjorth Architects
	Contamination Report	Douglas Partners
Report prepared by	Louise Wakefield (Director Growth Strategy & Culture)	
Report date	13 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

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?

Yes

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