

# COUNCIL ASSESSMENT REPORT

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| <b>Panel Reference</b>   | 2018HCC044   |     |
| <b>DA Number</b>   | DA/919/2018  |     |
| <b>LGA</b>   | Central Coast  |     |
| <b>Proposed Development</b>  | 160 Lot Subdivision  |     |
| <b>Street Address</b>  | 99-107 Sparks Road Woongarah<br><br>Lot 1 DP 371647, Lot 1 DP 375712, Lot 1 DP 376264, Lot 41 DP 1200210, Lot 51 and 52 DP 561032 and Lot 54 and 55 DP 7527  |     |
| <b>Applicant/Owner</b>   | Colliers International Project Management/ Central Coast Council   |     |
| <b>Date of DA lodgement</b>  | 15 August 2018   |     |
| <b>Total number of Submissions</b>   | • 0  |     |
| <b>Number of Unique Objections</b>   | • 0  |     |
| <b>Recommendation</b>  | Refusal  |     |
| <b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011</b>   | Clause 3 –Development with a CIV exceeding \$5 million and Council related   |     |
| <b>List of all relevant s4.15(1)(a) matters</b>  | <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy 55 – Remediation of Land</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>• State Environmental Planning Policy 44 – Koala Habitat Protection</li> <li>• Wyong Local Environmental Plan 2013</li> <li>• Wyong Shire Development Control Plan 2013 <ul style="list-style-type: none"> <li>- Chapter 1.2 – Notification of Development Proposals</li> <li>- Chapter 3.1 – Site Waste Management</li> <li>- Chapter 3.6 – Tree and Vegetation Management</li> <li>- Part 4 - Subdivision</li> <li>- Chapter 5.5 – Warnervale Town Centre</li> </ul> </li> </ul> |     |
| <b>List all documents submitted with this report for the Panel's consideration</b>   | <ul style="list-style-type: none"> <li>• Annexure A – GLN Planning Assessment Report</li> <li>• Annexure B – Draft Refusal</li> <li>• Annexure C – Amended Subdivision Plan</li> <li>• Annexure D – Amended Civil Engineering Details</li> <li>• Annexure E – Landscape Plan</li> <li>• Attachment 1 – DCP – Part 4 compliance table</li> <li>• Attachment 2 – DCP – Part 5.5 compliance table</li> </ul>  |     |
| <b>Clause 4.6 requests</b>   | NA   |     |
| <b>Summary of key submissions</b>  | Nil  |     |
| <b>Report prepared by</b>  | Jillian Sneyd GLN Planning   |     |
| <b>Report date</b>   | 2 December 2020  |     |
| <b>Summary of s4.15 matters</b><br>Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? |  | Yes |

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| <p><b>Legislative clauses requiring consent authority satisfaction</b></p> <p>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?</p> <p><i>e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i></p> | Yes            |
| <p><b>Clause 4.6 Exceptions to development standards</b></p> <p>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?</p>  | Not applicable |
| <p><b>Special Infrastructure Contributions</b></p> <p>Does the DA require Special Infrastructure Contributions conditions (S7.24)?</p> <p><i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i></p>   | Not applicable |
| <p><b>Conditions</b></p> <p>Have draft conditions been provided to the applicant for comment?</p> <p><i>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</i></p>  | No             |