

COUNCIL ASSESSMENT REPORT

Panel Reference	2018STH003
DA Number	DA 17/1822
LGA	Wingecarribee Shire Council
Proposed Development	Concept Plan for Seniors housing and Stage 1 – 52 self-care dwellings
Street Address	2-18 Centennial Road, Bowral
Applicant/Owner	Waterbrook Bowral Pty Limited
Date of DA lodgement	22 December 2017
Number of Submissions	18
Recommendation	Approval subject to deferred commencement.
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Application is referred under the former provisions of Schedule 4A of the Environmental Planning and Assessment Act 1979 as in force on date of submission of application 3 General development over \$20 million Development that has a capital investment value of more than \$20 million.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Water Management Act 2000 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 • Wingecarribee Local Environmental Plan 2010 • Bowral Town DCP v.9
List all documents submitted with this report for the Panel's consideration	Attachment 1: Draft Notice of Determination Attachment 2: Plans of Proposed Development
Report prepared by	Michael St Clair, Town Planner (Contractor), Wingecarribee Shire Council
Report date	12 February 2019

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**
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 (S7.24)? **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? **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