***Attachment 4 - Key Sites Clause 7.11 Compliance Table***

| **Clause 7.11 Objectives** | **Comment** | **Compliance** |
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| (1) (a) to deliver a high standard of design excellence for certain key sites in Wyong, | The architectural design and presentation of the building is not considered to represent design excellence | No – See Urban Design Assessment |
| 1. to encourage the amalgamation of those key sites to provide opportunities for the expansion of, and improvements to, the public domain, | The ownership of the key site by Council achieves amalgamation and opportunities for the expansion of, and improvements to, the public domain, | Yes |
| 1. to provide a catalyst for the social and economic development of centres within Wyong, | The development will provide a catalyst for growth and development within the Entrance Town Centre. | Yes |
| 1. to deliver significant public benefit to the community. | The proposal is associated with some public benefit although significant public benefit as envisaged by the planning controls has not been provided. | No/ could be provided at Stage 2 DA |
| (2) This clause applies to land identified as “Key Site” on the Key Sites Map | The site is only partially identified as a key site. The closed road portions of the site are not identified as “Key Site” | No, additional height limited to key site lands identified. |
| (3) Despite clause 4.3, the maximum height for a building on land to which this clause applies is the height shown on the Key Sites Map in relation to that land if the consent authority is satisfied that a development control plan that provides for the following matters has been prepared for the land that is the subject of the development application: | The proposal includes the bonus height as shown on the Key Sites map for the site only within the main body of the site. A DCP has not been prepared for the site, the provisions of Section 4.22 of the Act allows for the lodgement of a staged application instead of preparation of a DCP. The application has failed to demonstrate that the nominated matters have been addressed within the submitted information for the Staged DA | No |
| 1. the application of the principles of ecologically sustainable development, | Refer below. Further details could be provided with the DA’s for the future operational  stages of the development. | Capable of compliance |
| 1. green building solutions, In this clause, green building solution means a design, construction or operational solution that significantly reduces or eliminates the negative impact of the building to which it relates on the environment and includes strategies for addressing the following matters: 2. energy efficiency, 3. greenhouse gas emission abatement, 4. water conservation, 5. waste avoidance, reuse and recycling, 6. pollution prevention, 7. enhanced biodiversity, 8. reduced natural resource consumption, 9. productive and healthier environments, 10. flexible and adaptable spaces. | Considered in the DA submission, Further details could be provided with the DA’s for the future operational stages of the development. | Capable of compliance |
| 1. design excellence, including a high standard of expertise in urban and landscape design, interior design, construction and historic preservation, | The current DA does not address and resolve design excellence provisions adequately. | No |
| 1. a high standard of architectural design, materials, unique facade treatment and detailing appropriate to the type and location of the development, | The concept DA includes a concept materials scheme only. The future DA’s could enable the further resolution of the architecture including the façade details for the podium levels and the materials and finishes for the building | Capable of compliance |
| 1. encouraging sustainable transport, including increased use of public transport, walking and cycling, | The concept DA provides no specific details of sustainable transport. The development of new housing in an accessible location will of itself encourage sustainable transport. | Capable of compliance |
| 1. road access, including the circulation network and the provision of car parking | Road access is provided in accordance with WDCP. Minor under provision of parking proposed that could be increased. | No/ Capable of compliance |
| 1. the impact on, and improvements to, the public domain, | The concept DA includes a public domain improvements. Matters raised in the urban design assessment indicate unacceptable outcomes. The works proposed are inconsistent with WDCP. | No |
| 1. environmental constraints, including acid sulfate soils, flooding, contamination and remediation | The identified environmental constraints are not such that would render the site as unsuitable for the development. The DA is for concept approval only and appropriate conditions could be imposed in relation to any relevant environmental constraints requiring further information to be provided with the DA lodged for the future operational stage of the development. | Capable of compliance. |