

# COUNCIL ASSESSMENT REPORT

Panel Reference	PPSHCC-267
DA Number	DA/2396/2023
LGA	Central Coast
Proposed Development	Alterations & Additions to existing Hotel, new Bottle Shop, Motel, Car Park & Demolition of some existing structures
Street Address	16-20 Brougham St, 29-45 Victoria St & 27 Adelaide St, EAST GOSFORD NSW 2250
Applicant/Owner	R Hulks/ Bonython Elanora Pty Ltd
Date of DA lodgement	19 December 2023
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> <li>• Four (4)</li> <li>• Four (4)- to first exhibition</li> <li>• Nil to second exhibition</li> </ul>
Recommendation	Approval
Regional Development Criteria (SEPP Planning Systems) 2021	Value exceeds \$30 Million (\$31.65 million)
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979 s4.15.</li> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>• State Environmental planning Policy (Resilience and Hazards) 2021</li> <li>• Central Coast Local Environmental Plan 2022</li> <li>• Central Coast Development Control Plan 2022.</li> <li>• coastal zone management plan</li> </ul>
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> <li>• Architectural Plans</li> <li>• Statement of Environmental Effects</li> <li>• Operational Management Plan</li> <li>• Updated Social Impact Assessment</li> <li>• Acoustic Assessment</li> <li>• Traffic Impact Assessment</li> <li>• Waste Management Plan</li> <li>• Arboricultural Impact Assessment</li> <li>• Detailed Site Investigation</li> <li>• BCA Report</li> <li>• Remedial Action Plan</li> <li>• CPTED Report</li> <li>• Acid Sulphate Soil Assessment</li> <li>• Ausgrid response</li> <li>• TfNSW response</li> </ul>
Clause 4.6 requests	<ul style="list-style-type: none"> <li>• Not applicable</li> </ul>
Summary of key submissions	<ul style="list-style-type: none"> <li>• traffic and noise concerns</li> <li>• amenity impacts</li> <li>• environmental concerns</li> <li>• In favour due to great addition to the area and quality design.</li> </ul>
Report prepared by	Robert Eyre
Report date	15 January 2025

## 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)?

*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

**HPC applies**

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**Conditions**

Have draft conditions been provided to the applicant for comment?

*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*

**Yes**