

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSNTH-24
DA Number	0415/20DA
LGA	Coffs Harbour City Council
Proposed Development	Recreation Facility (indoor) - multi-purpose sports facility, car parking and access road.
Street Address	LOT 357 DP 822826, LOT 201 DP 874273, 2033 SOLITARY ISLANDS WAY, WOOLGOOLGA
Applicant/Owner	GHD Pty Ltd/Coffs Harbour City Council
Date of DA lodgement	28/11/19
Number of Submissions	11
Recommendation	Approval subject to conditions
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Under Schedule 7 (7)(3) of State Environmental Planning Policy (State and Regional Development) 2011, developments by Council with a capital investment value of more than \$5 million, are required to be determined by the Northern Regional Planning Panel (Northern Region) and not Council. The estimated cost of construction is \$12,200,000. As such, the application is determined by the Northern Regional Planning Panel.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State & Regional Development) 2011. State Environmental Planning Policy No 55 - Remediation of Land. State Environmental Planning Policy - Coastal Management) 2018. Coffs Harbour Local Environmental Plan 2013. Development control plan: <ul style="list-style-type: none"> Coffs Harbour Development Control Plan 2015.
List all documents submitted with this report for the Panel's consideration	Development Assessment Report that includes the following appended documents: <ul style="list-style-type: none"> Appendix A - Plans of the Proposed Development. Appendix B - Section 4.15 Evaluation Report. Appendix C - Schedule of Conditions. Public submissions provided separately.
Clause 4.6 requests	<ul style="list-style-type: none"> Not Applicable
Summary of key submissions	<ul style="list-style-type: none"> Request for landscape areas to preserve privacy Concerns about dust and noise during construction works. Concerned about flooding and stormwater impacts Concerns regarding impacts from stadium lighting. Request for a playground/park to be established on Shearer Drive with pedestrian access to sport facility Request for pedestrian access from High School to Sports Facility
Report prepared by	Gary Cheney, Development Assessment Officer
Report date	11 December 2020

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? **yes**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)? **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