

# COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	<b>PPSNTH-47</b>
<b>DA Number</b>	<b>0918/20DA</b>
<b>LGA</b>	<b>Coffs Harbour</b>
<b>Proposed Development</b>	<b>Seniors Housing (16 self-contained dwellings in Building A and 57 self-contained dwellings in Building B and alterations and additions to enclose building C/D car parking)</b>
<b>Street Address</b>	<b>York Street, Coffs Harbour (Lot 4 of DP 1263001)</b>
<b>Applicant/Owner</b>	Mr Mick Carah (applicant) Rowville Park Pty Limited (owner)
<b>Date of DA lodgement</b>	2 July 2020
<b>Total number of Submissions Number of Unique Objections</b>	<ul style="list-style-type: none"> <li>105 (104 in support, 1 objection)</li> </ul>
<b>Recommendation</b>	<b>Approval</b>
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011</b>	Under Schedule 7, subclause (2) of <i>State Environmental Planning Policy (State and Regional Development) 2011</i> , developments with a capital investment value of more than \$30 million, are Regionally Significant Development.  The estimated cost of construction is \$50 million.
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>State Environmental Planning Policy (State &amp; Regional Development) 2011.</li> <li>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li> <li>State Environmental Planning Policy No 55 - Remediation of Land.</li> <li>State Environmental Planning Policy - Coastal Management) 2018.</li> <li>State Environmental Planning Policy (SEPP) Building Sustainability Index: BASIX 2004.</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>Coffs Harbour Local Environmental Plan 2013.</li> <li>Coffs Harbour Development Control Plan 2015</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>Development Assessment Report</li> <li>Site Plan and Streetscape Elevations of the Proposed Development</li> <li>Section 4.15 Evaluation Report</li> <li>Schedule of Conditions</li> <li>Plans</li> <li>Copy of Submissions</li> <li>Applicants Written request for a contravention to development standard under Clause 4.6 of LEP 2013</li> </ul>
<b>Clause 4.6 requests</b>	<ul style="list-style-type: none"> <li>The Local Environmental Plan (LEP) the clause 4.6 application relates to is the Coffs Harbour Local Environmental Plan 2013.</li> <li>The development standard the clause 4.6 application relates to is a variation to Clause 4.3 – Height of Buildings.</li> <li>The zone the clause 4.6 relates to is R3 - Medium Density Residential.</li> </ul>
<b>Summary of key submissions</b>	<ul style="list-style-type: none"> <li>Building Height</li> <li>Views</li> <li>Solar Access</li> <li>Noise</li> <li>Construction Impacts</li> <li>Traffic Impacts</li> <li>Context and setting – Building form/design impacts</li> <li>Socio-economic impacts</li> </ul>
<b>Report prepared by</b>	<b>Courtney Walsh, Development Assessment Officer</b>
<b>Report date</b>	3 September 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*

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**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**

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**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*

**Not applicable**

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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**